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Metropolitan Plan Review

Report No. 1

EXISTING LAND USE, 1966

METROPOLITAN TORONTO PLANNING BOARD

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EXISTING LAND USE, 1966

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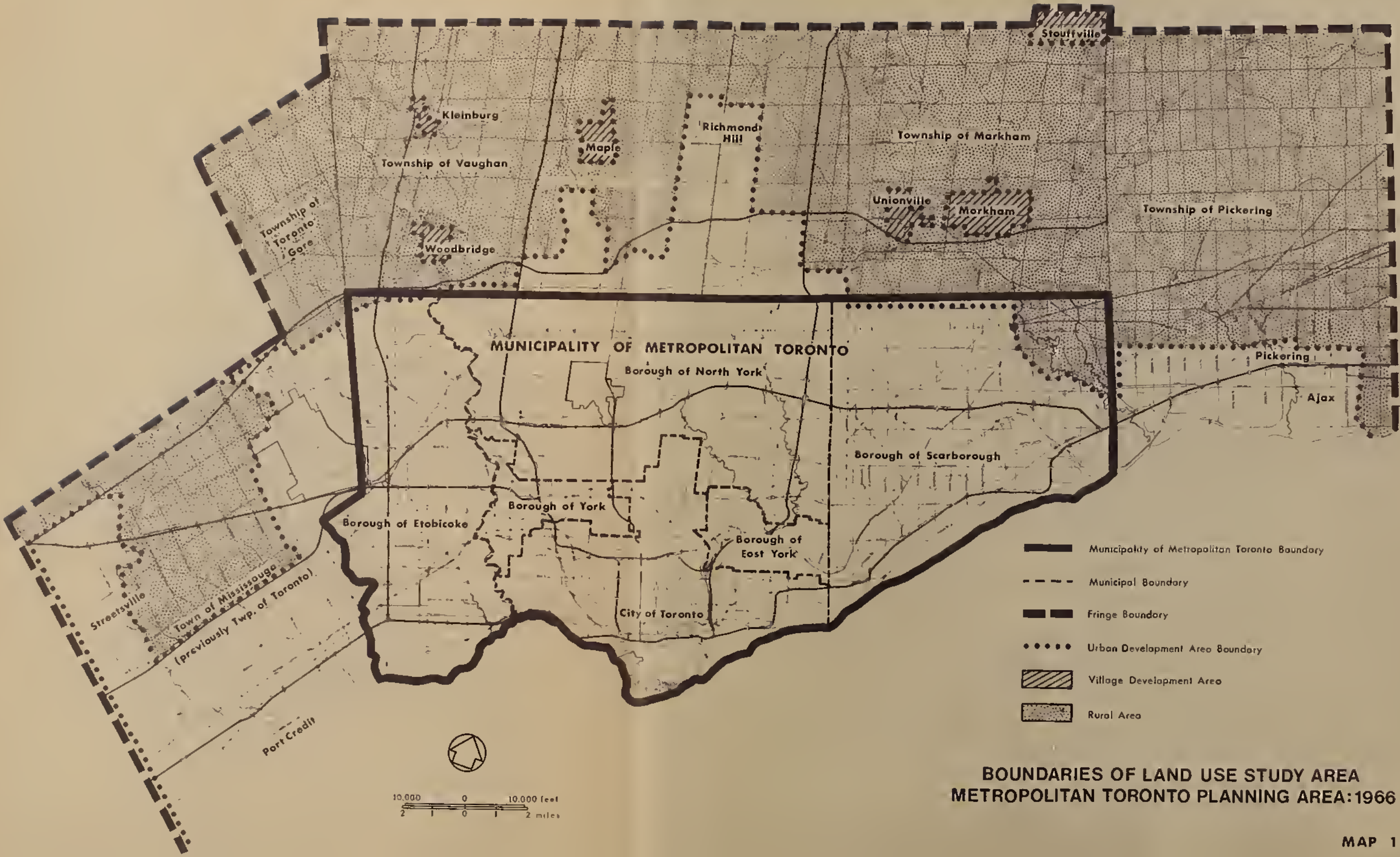

BOUNDARIES OF LAND USE STUDY AREA
METROPOLITAN TORONTO PLANNING AREA: 1966

MAP 1

INTRODUCTION AND SUMMARY

Purpose of the Study

This study was undertaken (a) to determine what significant changes in the existing land use acreages and patterns took place between 1963 and 1966; (b) to measure the net gains and losses of land used for residential purposes and types of dwelling units resulting from redevelopment; (c) to determine the rate of growth and evaluate the general trends of development; and (d) to demonstrate the nature and extent of specific growth problems anticipated in the next phase of metropolitan development.

A comparative study of gross development densities was also made for a relatively long period of time (1951-1966) to indicate in which minor planning districts the gross density has been constant, decreased or increased. For the most part, however, the material presented in this report deals with the period 1963-1966, a period too short to identify any significant change in development trends.

Meaningful information was found, however, on land use and on the availability of vacant land for future residential, industrial and other purposes.

Sources

The Metropolitan Toronto Planning Board undertook comprehensive surveys of existing land use in *1963 and 1966 and supplements these data annually with aerial photography which was particularly useful for identifying redevelopment areas. The Board's survey of apartment development for the Apartment Distribution and Density Study contributed to an analysis of the housing component of redevelopment: and city directories were employed to determine dwelling types and quantities in areas under investigation.

*copies of the 1963 existing land use map are contained in the Supplement to the Metropolitan Plan.

Prior to 1963, land use surveys conducted by the Board were not made on a base comparable to those conducted in 1963 and 1966 for which reason this study was necessarily limited to the most recent 3 year period. Future land use studies should be undertaken every five years to correlate with data collected by the Census of Canada. Necessary data for inter-censal years will be available from new, comprehensive assessment records prepared according to revised provincial specifications.

SUMMARY

Metropolitan Toronto

The Municipality of Metropolitan Toronto has an area of 154,480 acres or 240 square miles consisting of a designated urban development area of 148,973 acres and a designated rural area of 5,507 acres. In 1966, 77.0% of the total urban acreage was developed and 23.0% was vacant. Of the designated rural acreage, 60% was in agricultural use and the remainder was used for non-agricultural purposes. Between 1963 and 1966, 7,686 acres of vacant urban land were developed for all types of use. This represents an 18% decrease in vacant land and a 6.8% increase in developed land.

Table 1 lists the use districts designated for Metropolitan Toronto on the Land Use Map (Map II) of the Metropolitan Plan and shows the acreages in actual urban use in 1966. It reveals that 18,437 acres (21.4%) of the designated residential land and 14,451 acres (52.5%) of the designated industrial land were vacant. (i.e. available for future urban development), distributed as follows (see also Map 3):

DISTRIBUTION OF VACANT URBAN LAND, METROPOLITAN TORONTO, 1966

	Residential		Industrial	
Municipality	Acres	%	Acres	%
Scarborough	10,187	55.2	5,942	41.0
North York	5,669	31.0	3,782	26.2
Etobicoke	2,057	11.1	4,240	29.3
East York	222	1.2	10	0.1
Toronto	212	1.1	412	3.0
York	90	0.4	65	0.4
Metro Toronto	18,437	100.0	14,451	100.0

The availability of vacant land suggests that there is still considerable potential for residential and industrial development in Scarborough, North York and Etobicoke. This potential should be distinguished from that which may exist for more intensive development and redevelopment in areas of existing development in all six of the Metropolitan municipalities.

The attrition of vacant designated residential land for residences and related uses in Metropolitan Toronto during the three year

period 1963-1966 amounted to some 5,723 acres or approximately 1,908 acres per year, suggesting a residential land supply at current rates of development for ten years and "complete" development in 1976.

The attrition of vacant designated industrial land for industrial and related uses in the same period amounted to 1,753 acres or about 584 acres per year. This rate of development implies that there is an adequate industrial land supply for approximately 25 years, i.e. until 1991, but the implication does not take into account the necessity of maintaining a substantially greater amount of industrial land than will be required by the time the residential land supply is exhausted to ensure a wider choice of sites to meet the special location criteria of a very broad range of secondary industries entering the area.

The Fringe

The designated Urban Development Area and Village Development Areas in the fringe municipalities of the Planning Area comprise 91,170 acres. The rural area of these municipalities measures 215,486 acres, making a total area of 306,656 acres, an area twice as large as Metropolitan Toronto. In 1966, only 12.7% (39,045 acres) of the total area had been used for residential, industrial, commercial, institutional, transportation and utility purposes. A further 8.2% (25,043 acres) consisted of open space; and 79.1% (242,569 acres) was used for agricultural purposes or was vacant.

Redevelopment

Redevelopment as considered by this study occurred on 695.0 acres of which 87.7% was in Metropolitan Toronto and 12.3% in the Fringe as shown below:

REDEVELOPMENT, 1963-1966, M.T.P.A.

	Total acres redeveloped for all uses	%	Dwelling units demolished	New units constructed through redevelopment	Net housing gain
Metro	610.2	87.7	3,052	13,977	10,925
Fringe	84.7	12.3	127	677	550
Planning Area TOTAL	694.9	100.0	3,179	14,654	11,475

Table 4 and Map 2 give the detailed amounts and general pattern of redevelopment. In terms of the land involved, 74.8% of all redevelopment occurred on existing residential land and 25.2% on non-residential land as follows:

RE-USE, 1963-1966, M.T.P.A.

ORIGINAL USE	RE-USE	% OF TOTAL AREA
Residential	Non-residential	21.5%
Residential	High-density residential	20.6%
Residential	Vacant	32.7%
Non-residential	Residential	11.0%
Non-residential	Residential neighbourhood uses	14.2%

In Metropolitan Toronto, 307 dwelling units, were demolished for new transportation and utility uses, 806 units were redeveloped for higher density residential uses, and 1,294 were demolished and the land left vacant.

As a result of redevelopment for various purposes 3,179 dwelling units (occupying 519.7 acres) were demolished and 14,654 new dwelling units constructed for a net housing gain of 11,475 units. By housing type, however, there was a net loss of 2,462 one-family dwellings and 493 row housing units.

ANALYSIS OF 1966 EXISTING LAND USE

METROPOLITAN TORONTO

Residential

The amount and distribution of residential growth in the three year period 1963-1966 is shown in Table 5. Existing residential uses increased by 4,581 acres both through development of vacant land and redevelopment of previously non-residential uses. The greatest increase (52%) occurred in North York. Etobicoke's share was 29%. Scarborough while it had the greatest amounts of vacant residential land, received only 18% of the increase. There was a net decrease of 180 acres of residential use in the City of Toronto although 9,167 new dwelling units were built through redevelopment.

There was, therefore, a net increase of 4,401 acres in residential use in Metropolitan Toronto representing an 8% increase over 1963. Table 6 breaks down the used and vacant residential acreage in 1966 in each of the six boroughs of Metropolitan Toronto. At that time, North York had the greatest amount of land used for residential purposes (29%) in Metropolitan Toronto. Scarborough had 21% and also the greatest development potential (55%) in terms of the availability of vacant residential land.

Commercial

Land used for commercial purposes in 1966 amounted to 11,846 acres, an increase of 456 acres over 1963. About half of this increase occurred in areas designated by the Metropolitan Plan for commercial uses, and the remainder in other areas where minor commercial uses are permitted.

Of the 456 acre increase 78.7% was for retail uses and 21.3% for parking, offices gas stations and hotels. The pattern of new retail location confirms the longer trend observed between 1953-1966 of new retail development to locate in the outer three municipalities, North York, Etobicoke and Scarborough, to serve the population increase in those areas, without displacing or substituting for retail development serving older areas. (Table 7)

COMMERCIAL GROWTH, 1963-1966, METROPOLITAN TORONTO

Borough	Change 1963-1966 Acres	% of Total	Districts with Substantial Change
North York	+196	43.0	3B, 10, 11
Etobicoke	+125	27.4	8, 9
Scarborough	+ 99	21.7	13, 16
York	+ 21	4.6	3e
City of Toronto	+ 10	2.2	1, 2, 6e
East York	+ 5	1.1	
Metro Toronto	+456	100%	

Industrial

Land used for industrial purposes in 1966 amounted to 11,846 acres, an increase of 1,497 acres or 1[illegible]% over 1963. There was a net loss of 53 acres in Districts 1, 2 and 6 (City of Toronto). Table 8 breaks down the lands used in 1966 in each of the six Metropolitan municipalities. North York and Etobicoke shared equally 51.0% of the existing industrial development in Metropolitan Toronto. The City of Toronto had 20.2%, East York and York about 5.0% each. Scarborough had 18.1% and the greatest potential (41.0%) for industrial development in terms of the availability of vacant industrial land.

95.7% of the land developed for industrial purposes was within areas designated industrial by the Metropolitan Plan, and 4.3% was located in areas in which minor industrial development is permitted.

INDUSTRIAL GROWTH, 1963-1966, METROPOLITAN TORONTO

	Change, 1963-1966	
Borough	Acres	%
North York	+654	42.2
Etobicoke	+444	28.6
Scarborough	+349	22.5
East York	+ 58	3.7
York	+ 45	3.0
Toronto	- 53	-
Metro Toronto	1,497	100.0

Institutional

Institutions occupied 6,758 acres in 1966, an increase of 810 acres over 1963. 26.7% of the increase occurred in acres designated for major institutional purposes by the Metropolitan Plan, 72.4% in designated residential area, and 0.9% in other areas.

INSTITUTIONAL GROWTH, 1963-1966, METROPOLITAN TORONTO

Type	Acres	%
Elementary and secondary schools	470	58.0
Universities	154	19.0
Government uses	47	5.8
Churches	41	5.1
Others	98	12.1
	810	100.0

Transportation and Utilities

Between 1963 and 1966 the existing acreage for transportation and utility uses increased by 365 acres resulting in a total acreage of 11,942.

Open Spaces (Private and Public)

Between 1963 and 1966, 167 acres of open space was added, bringing the total acreage to 21,507. There were minor net losses in Toronto, East York, Scarborough, and York, and net gains of 159 acres and 26 acres in Etobicoke and North York respectively.

Agricultural

Land in designated agricultural areas decreased by 11 acres between 1963 and 1966. The remaining agricultural areas totalling 3,291 acres in 1966 were located in the designated rural areas of Etobicoke (District 9) and Scarborough (District 16).

Vacant Land

There were 42,493 acres of vacant land in 1963. By 1966, this amount had decreased by 7,685 acres to 34,808 acres designated as follows on the Metropolitan Plan:

Residential	18,437 acres	53.0%
Industrial	14,451	41.5
Commercial	778	2.2
Institutional	794	2.3
Transportation & Utilities	349	1.0
Open Space	-	-
Total Vacant	34,809 acres	100.0%

THE FRINGE

Lands in the fringe municipalities designated by the Metropolitan Plan for urban development constitute 91,170 acres with a rural area of 215,486 acres, a total of 306,656 acres or twice the area of Metropolitan Toronto. In 1966 only 12.7% (39,045 acres) was used for urban residential, industrial, commercial institutional, transportation and utility purposes. 8.2% (25,043 acres) was open space, and as much as 79.1% (242,568 acres) was in agricultural use or vacant.

Table 9 compares existing land uses in the Fringe in 1963 and 1966.

REDEVELOPMENT, 1963-1966
METROPOLITAN TORONTO PLANNING AREA

The following assumptions were made in this study where information was otherwise not available:

Single Family units demolished - 10 units per gross acre in Metropolitan Toronto; 2 units per gross acre in the Fringe Area. (Out of a total of 2,574 single family units established as demolished only 4.5% was calculated on the above assumptions).

Row Housing constructed - 10 units per gross acre. (This assumption was used with regard to only 55 acres in the entire Planning Area).

Apartment units constructed in the Fringe Area
45 units per gross acre. (From this was derived the total of 613 units).

Rooming Houses - Where a large house had been converted into a rooming house, it was not expedient to ascertain the number of units in the converted structure which was therefore considered as one unit. Such changes were found only in the City of Toronto.

TYPE SCALE AND DISTRIBUTION OF REDEVELOPMENT

Redevelopment of Residential Land for Non-residential Uses (Tables 21, 22, 23)

In the Planning Area, a total of 2,340 dwelling units were either replaced by non-residential uses or demolished for purposes undetermined by the 1966 land use survey in which case the units and the acreage they occupied had been classified in this study as "demolished and left vacant". 966 of the 2,340 units were actually replaced by non-residential uses and 1,374 units were demolished and the land left vacant.

68.0% of the 2,340 units was located in the City of Toronto, 26.2% in the other Metropolitan boroughs, and 5.8% in the Fringe.

The 2,340 dwelling units were displaced as follows:

- 2.4% by industrial uses;
- 13.9% by commercial uses;
- 11.9% by institutional uses;
- 13.1% by transportation and utility uses;
- 58.7% was demolished and left vacant.

In Metropolitan Toronto, about 88.0% of 307 units displaced for transportation and utility purposes resulted from construction of the Bloor-Danforth subway. The remaining 12.0% was displaced by highway construction in the City of Toronto and the Borough of York.

"Demolished and Left Vacant":

68.0% of 1,374 units "demolished and left vacant" was in Toronto, 13.2% in North York, 8.2% in Scarborough, 2.7% in Etobicoke, and 2.1% in East York. None was identified in York.

In the Fringe Area, 4.2% of 1,374 units was in Toronto Township* and 1.6% in Markham Township, Markham Village, Pickering Township Port Credit and Stouffville. There were no demolitions identified in Ajax, Pickering Village, Richmond Hill, Streetsville, Toronto Gore, Vaughan and Woodbridge.

196.9 acres of the 226.9 acres left vacant after demolition of housing were in Metropolitan Toronto. On the basis of permitted or predominant use in the areas affected, it is estimated that 68.0% of the land will be redeveloped for residential purposes and 32.0% for non-residential purposes. Some buildings are, at the time of writing, under construction or near completion on sites still vacant at the time of the 1966 survey. For example, in the City of Toronto, apartments have been built in Ramsden Park, St. James Town and Alexandra Park which were vacant in 1966. Non-residential redevelopment of housing includes sites on the Toronto Islands and the extension of the subway.

Redevelopment of Non-residential Land for Residential Neighbourhood uses (Tables 24, 25)

98.9 acres of non-residential land were redeveloped for residential neighbourhood uses, representing 14.2% of the total area of land redeveloped in the Planning Area. This type of redevelopment occurred in only three Municipalities and none in the Fringe Area as follows:

Scarborough	43.4%
Etobicoke	30.4%
Toronto	26.2%

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*The name of Toronto Township was changed to the Town of Mississauga on January 1, 1968.

The original use of the 98.9 acres included:

82.3 acres of public and private open spaces (mainly private)
13.4 acres of industrial land
3.2 acres of institutional land.

The new residential neighbourhood uses included:

public and private open spaces	6.8 acres
commercial	40.9 acres
institutional	51.2 acres

Redevelopment of Non-residential Land for Residential Uses (Tables 26, 27, 28)

This type of redevelopment represents 11.0% of the total redevelopment activity in the Planning Area. 76.3 acres of non-residential land were redeveloped for residential uses, 54.6% was in Metropolitan Toronto and 35.4% was in the Fringe. It produced a net housing gain of 2,140 residential units, 92.3% of which was located in Metropolitan Toronto and 7.7% in the Fringe.

The largest amount of redevelopment in terms of the new housing units took place in Etobicoke (57.3%), followed by York (22.6%), Toronto (11.0%), Scarborough (1.2%), and North York (0.2%). In the Fringe, 4.9% took place in Toronto Township, and 2.8% in Port Credit, Pickering and Markham Village.

76.3 acres of non-residential land were replaced by 2,140 new housing units as follows:

Private and public open spaces (mainly private)	50.5 acres
Transportation and utility	9.2 acres
Industrial	8.8 acres
Institutional	4.6 acres
Commercial	3.2 acres

Redevelopment of Residential Land for Higher Density Residential Uses (Tables 29, 30, 31)

This type of redevelopment, in terms of land acreage redeveloped, represents 20.6% of the total redevelopment activity in the Planning Area. 839 units, occupying 143 acres, in the Planning Area were displaced to provide 12,519 new units. 88.6% of the 839 units displaced was one-family housing, 5.8% was row housing, and 5.6% was apartment units.

The 839 displaced units were located as follows:

Toronto	85.0%
North York	4.0
Scarborough	2.3
Etobicoke	2.6
East York	1.2
York	1.1
Metro Toronto	96.2
Port Credit	2.1
Toronto Township	1.5
Other Fringe	0.2
Fringe	3.8

There were also 49 row housing units and 47 apartment units redeveloped for higher density residential uses, all located in the City of Toronto.

Net Housing Gain/Loss through Redevelopment in all Use Areas (Tables 32, 33, 34)

Through the process of redevelopment in the Planning Area, 3,179 dwelling units were demolished and 14,654 new units were constructed for a net gain of 11,475 dwelling units. By housing

types, however, there were net losses of 2,462 one-family houses and 493 row-housing units and a net gain of 14,430 apartment units.

Net Loss of 2,462 One-family Houses

The one family dwellings displaced were distributed as follows:

Toronto	76.5%
North York	10.0
Scarborough	5.8
York	2.0
East York	1.6
Etobicoke	1.2
Metro Toronto	97.0%
Toronto Township	2.3
Port Credit	0.6
Fringe	3.0%

Net Loss of 493 Row-housing Units

This occurred only in the City of Toronto mainly in the St. James Town area, District 1 C, where 255 units were demolished and in District 1 D, that is Bloor-Bathurst-Queen-University, where 201 units were demolished.

Net Gain of 14,430 Apartment Units

The net housing gain in apartment units was distributed as follows:

Toronto	62.8%
Etobicoke	10.5
North York	10.5
Scarborough	5.5
York	5.0
East York	1.5
Metro Toronto	95.8%
Toronto Township	1.8
Port Credit	1.8
Markham Village	0.6
Fringe	4.2%

ANALYSIS OF REDEVELOPMENT BY MUNICIPALITIES

The following is a description of the types and proportion of redevelopment in the individual municipalities.

City of Toronto

287.4 acres were redeveloped as follows:

From residential to non-residential uses	31.8%
residential to high density residential uses	28.4%
residential to "vacant" (demolished)	30.0%
non-residential to residential uses	0.8%
non-residential to residential neighbourhood uses	9.0%

287.4 acres represent 41.3% of the total acreage redeveloped in the Planning Area.

Etobicoke

80.9 acres were redeveloped as follows:

From residential to non-residential uses	1.4%
residential to high-density uses	8.8%
residential to "vacant" (demolished)	12.3%
non-residential to residential uses	40.3%
non-residential to residential neighbourhood uses	37.2%

80.9 acres represent 11.6% of the total acreage redeveloped in the Planning Area. The largest amount of land affected by redevelopment was non-residential land, (77.5%) mainly private open spaces.

East York

Redevelopment in East York was negligible; only 4.9 acres were involved as follows:

From residential to non-residential uses	nil
residential to high-density residential uses	1.7 acres
residential to "vacant" (demolished)	3.2 acres

There was no redevelopment of non-residential land for other purposes. The area (4.9 acres) redeveloped represents only 0.7% of the total acreage redeveloped in the Planning Area.

York

Redevelopment compared with other municipalities in Metropolitan Toronto was negligible. Only 11.3 acres were redeveloped as follows:

From residential to non-residential uses	5.0 acres
residential to high-density residential uses	3.8 acres
residential to "vacant" (demolished)	nil
non-residential to residential uses	2.5 acres
non-residential to residential neighbourhood uses	nil

Redevelopment in York represents only 1.6% of the total acreage redeveloped in the Planning Area.

North York

83.3 acres were redeveloped as follows:

From residential to non-residential uses	17.6%
residential to high-density residential	22.1%
residential to "vacant" (demolished)	54.0%
non-residential to residential uses	6.3%
non-residential to residential neighbourhood uses	nil

83.3 acres represent 12.6% of the total acreage redeveloped in the Planning Area. The greatest redevelopment activity was the demolition of 181 dwelling units occupying 45.0 acres. It is estimated that most of the 45.0 acres will be put to non-residential uses, mainly the construction of the rapid transit yards and the Spadina Expressway.

Scarborough

142.4 acres were redeveloped as follows:

From residential to non-residential	17.3%
residential to high-density residential uses	10.3%
residential to "vacant" (demolished)	37.2%
non-residential to residential uses	5.0%
non-residential to residential neighbourhood uses	30.2%

142.4 acres represent 20.5% of the total acreage redeveloped in Metropolitan Toronto Planning Area.

Fringe Areas

The largest acreage redeveloped (47.8 acres) was in Toronto Township. This represents 6.8% of the total acreage redeveloped in the Planning Area. Pickering Township follows with 1.8%; Port Credit 1.4%; Markham Township and Markham Village less than 1.0%; Vaughan and Stouffville less than 0.4%. There was no redevelopment identified in Woodbridge, Toronto Gore, Streetsville, Richmond Hill, Pickering Village and Ajax.

The total acreage redeveloped in the Fringe Area represents 12.2% of the Planning Area total.

POPULATION DENSITY

Map 4 illustrates the gross density of each minor planning district at 5-year intervals over a 15 year period, and demonstrates the gradual increases being experienced by the principal urban growth areas of the outer three boroughs (Etobicoke, Scarborough and North York). In each case, the 1966 densities will be observed to be still less than 20 persons per acre except in the lakeshore communities of Etobicoke which exhibit density characteristics more nearly approximating those of the inner three municipalities (Toronto, York and East York).

The highest densities in the inner three municipalities are found in the areas both west and east of the delineated Central Area i.e. in areas of predominantly residential character, small building lots, and relatively little land used for non-residential purposes. The next order of density flanks the areas of highest density immediately to their west, north-west and east.

South of Highway 401, the densities in Scarborough are generally slightly higher than the densities in Etobicoke, (again excepting the lakeshore communities). A greater range of density is revealed in North York, reflecting both its great area and wide variety of development experience.

Map 5 summarizes the trend in density changes between 1951 and 1956. During this period there was a slight decrease of population in the City of Toronto and increase in most other parts of Metropolitan Toronto.

The net density of residential development of Metropolitan Toronto as illustrated on Map 6 is characteristic of urban areas with the highest densities at the centre decreasing outward in concentric circles. It is expected that this general pattern will persist through the foreseeable future limited only by the adequacy of available supporting services at any given point in time.

CONCLUSIONS

The three years of urban growth with which this study deals is too short a period to permit any convincing generalization to be made with respect to future growth rates and patterns. The intent of the study, however, was not to forecast future growth or to re-appraise the urban development potential of the Metropolitan Planning Area. Such investigation is indeed required for the complete reassessment of the Metropolitan Plan and to determine the requirements of the Planning Area beyond the period presently provided for by the Metropolitan Plan; but the chief purpose of the present study has been to determine the consistency of recent growth with the assumptions upon which the Metropolitan Plan was based, and thereby to test the validity of the Metropolitan Plan as a policy to guide growth in the Metropolitan Planning Area in the immediate future pending a comprehensive re-examination of the area's potential in the light of changing markets, tastes and demands.

The rate and direction of urban growth and the demand for available urban land in the period 1963-1966 have essentially confirmed the original assumptions of the Metropolitan Plan insofar as growth in its simplest sense is involved. During this period, urban growth has been accommodated in approximately the same quantities, locations and intensities provided for by the Plan, and, it is expected, can continue to be accommodated without drastic amendments to present programmes for the provision of supporting public facilities and services as long as a reasonable supply of urban land exists. It is, however, in respect of the supply of available urban land that the assumptions of the Metropolitan Plan will be most seriously questioned in the next few years.

It has been anticipated that adequate amounts of residential land would be made available in the fringe municipalities of the

Planning Area to maintain a reasonable minimum supply for the foreseeable future, particularly as vacant land within Metropolitan Toronto was progressively used up and approached exhaustion. The urban growth which creates the demand for such land has continued at a rate consistent with the rapid growth of the past, as this study has suggested. Lands in the fringe municipalities, however, have not been made available for development for a number of financial and technical reasons. As a result, the competition for land within Metropolitan Toronto has increased much beyond what was originally anticipated by the Plan (as revealed by a faster rate of the development of residential land, which may account in part for the current shortage of reasonably priced housing), and, in the next few years, it can also be expected that the metropolitan growth rate, incapable of being spread over a wider sector of the Planning Area, will increase beyond the capability of the Metropolitan Corporation to absorb it, unless acceptable alternative areas are found to accommodate it.

In April, 1968, the Metropolitan Toronto Planning Board authorized a new series of studies to be undertaken jointly with the Community Planning Branch of the Department of Municipal Affairs for the purpose of preparing a new plan for urban growth in the Metropolitan Planning Area more specifically in a regional context than was feasible or, in many respects, necessary for the judicious regulation of development in the last decade. As the current study has shown, however, the resources of Metropolitan Toronto for further urban growth are being rapidly diminished, and it is now necessary to find new directions for future growth, and it is desirable that these be framed by provincial policy in a broader context that the Metropolitan Planning Area presently allows.

Table 1

USE OF LAND IN METROPOLITAN TORONTO

1966

Designated Areas	Area Designated	In Use	Not In Use	Proportion Not In Use
	Acres	Acres	Acres	
Residential	86,158	67,721	18,437	21%
Industrial	27,554	13,103	14,451	53%
Commercial	4,315	3,537	778	18%
Institutional	2,514	1,720	794	32%
Transp. & Utilities	11,660	11,311	349	3%
Open Space	16,772	16,772	-	-
Total Urban	148,973	114,164	34,809	23%
Rural Use	2,216	2,216	-	-
Agricultural	3,291	3,291	-	-
Total Rural	5,507	5,507	-	-
Total Metropolitan Toronto	154,480	119,671	34,809	-

EXISTING LAND USE METROPOLITAN TORONTO 1966

Land Use	Urban Area	Rural Area	Total Area	Proportion of Land Use
	Acres	Acres	Acres	
Residential	58,886	46	58,932	49.2%
Industrial	11,742	104	11,846	9.9%
Commercial	5,391	4	5,395	4.5%
Institutional	6,752	6	6,758	5.6%
Transp. & Utilities	11,616	326	11,942	10.0%
Open Space	19,777	1,730	21,507	18.0%
Agricultural	-	3,291	3,291	2.8%
Total Land Use	114,164	5,507	119,671	100.0%
Vacant	34,809	-	34,809	
Total Metropolitan Toronto	148,973	5,507	154,480	

Table 3

CHANGE IN EXISTING LAND USE

1963 - 1966

METROPOLITAN TORONTO

Land Use	1963	1966	Change	Percentage Change
Residential	54,531	58,932	+4,401	8%
Industrial	10,349	11,846	+1,497	15%
Commercial	4,939	5,395	+ 456	9%
Institutional	5,948	6,758	+ 810	14%
Transp. & Utilities	11,577	11,942	+ 365	3%
Open Space	21,340	21,507	+ 167	1%
Agricultural	3,303	3,291	- 12	-
Total Land Use	111,987	119,671	+7,684	+7%
Vacant	42,493	34,809	-7,684	-18%
Total Metropolitan Toronto	154,480	154,480	-	-

Table 4

REDEVELOPMENT IN THE METROPOLITAN TORONTO PLANNING AREA

1963 - 1966

Municipality	Total Acreage Redeveloped (All Uses)*	Dwelling Units Demolished	New Dwelling Units Built	Percentage of Total Planning Area
Toronto	287.4	2,490	9,167	41.3%
Scarborough	142.4	167	829	20.5%
North York	83.3	246	1,513	12.0%
Etobicoke	80.9	62	1,543	11.6%
York	11.3	48	693	1.6%
East York	4.3	39	232	0.7%
Total Metropolitan Toronto	610.2	3,052	13,977	87.7%
Toronto Township	47.8	81	300	6.9%
Pickering Township	13.0	8	17	1.9%
Port Credit	10.3	28	271	1.5%
Markham Township & Markham Village	10.3	8	84	1.5%
Vaughan & Stouffville	3.4	2	5	0.5%
Woodbridge, Toronto Gore, Streetsville, Ajax, Richmond Hill & Pickering Village	-	-	-	-
Total Fringe Area	84.7	127	677	12.3%
Total Planning Area	694.9	3,179	14,654	100.0%

*All uses involved in redevelopment, that is: commercial, residential, etc.

CHANGES IN RESIDENTIAL ACREAGE BY MUNICIPALITY

1963 - 1966

METROPOLITAN TORONTO

Municipality	1963 Acres	1966 Acres	Change Acres	Proportion Of Total	Districts With Substantial Change
oronto	12,103	11,923	- 180	-	1;2.
East York	2,608	2,646	+ 38	0.8%	4f;6d.
tobicoke	10,239	11,577	+1,338	29 %	8;9.
orth York	14,806	17,178	+2,372	52 %	5;10;11;12.
Scarborough	11,576	12,399	+ 823	18 %	13;14;16.
ork	3,199	3,209	+ 10	0.2%	3d.
otal Metropolitan Toronto	54,531	58,932	+4,401	100.0% (4581)	

Table 6

EXISTING RESIDENTIAL LAND USE AND VACANT RESIDENTIAL LAND

- 1966 -

METROPOLITAN TORONTO

Municipality	Residential Land Use Acres	Proportion Of Total	Vacant Residential Acres	Proportion Of Total
Toronto	11,923	20%	212	1%
East York	2,646	5%	222	1%
Etobicoke	11,577	19%	2,057	11%
North York	17,178	29%	5,669	31%
Scarborough	12,399	21%	10,187	55%
York	3,209	6%	90	1%
Total Metropolitan Toronto	58,932	100%	18,437	100%

Table 7

CHANGES IN FLOOR SPACE RATIOS METROPOLITAN TORONTO PLANNING AREA

	1953					1966				
	Floor Space sq.ft.	% MTPA	Population*	% MTPA	Ratio sq.ft/ Capita	Floor Space sq.ft.	%	Population**	%	Ratio sq.ft/ Capita
City of Toronto	14,855,000	73.2	698,000	53.4	21.3	15,378,000	45.8	697,000	33.2	22.1
Borough of York	1,233,000	6.1	117,000	8.9	10.5	1,566,000	4.7	146,000	7.0	10.7
Borough of East York	577,000	2.7	83,000	6.4	6.7	1,266,000	3.7	95,000	4.5	13.3
Inner Three	16,645,000	82.0	898,000	68.7	18.5	18,210,000	54.2	938,000	44.7	19.4
Borough of Etobicoke	1,259,000	6.2	107,000	8.2	11.8	3,373,000	10.1	265,000	12.6	12.7
Borough of North York	1,126,000	5.5	119,000	9.1	9.5	5,775,000	17.2	400,000	19.0	14.4
Borough of Scarborough	318,000	1.6	89,000	6.8	3.6	3,615,000	10.8	278,000	13.2	13.0
Middle Three	2,703,000	13.3	315,000	24.1	8.6	12,763,000	38.1	943,000	44.8	13.5
Metropolitan Toronto	19,348,000	95.3	1,213,000	92.8	16.0	30,973,000	92.2	1,881,000	89.5	16.5
Fringe Area	958,000	4.7	94,000	7.2	10.2	2,601,000	7.7	219,000	10.5	11.9
M.T.P.A.	20,306,000	100.0	1,307,000	100.0	15.5	33,574,000	100.0	2,100,000	100.0	16.0

* Interpolation 1951-1956 Census figures

** Census of Canada

Source - Shopping Centres and Strip Retail Distribution
Metropolitan Toronto Planning Area 1966
Metropolitan Toronto Planning Board, Research Division.

EXISTING INDUSTRIAL LAND USE AND VACANT INDUSTRIAL LAND

- 1966 -

METROPOLITAN TORONTO

Muncipality	Industrial Land Use Acres	Proportion Of Total	Vacant Industrial Acres	Proportion Of Total
Toronto	2,395	20.2%	412	3%
East York	631	5.3%	10	-
Etobicoke	3,026	25.6%	4,240	29%
North York	3,064	25.8%	3,782	26%
Scarborough	2,143	18.1%	5,942	41%
York	587	5.0%	65	1%
Total Metropolitan Toronto	11,846	100.0%	14,451	100%

Table 9

ANALYSIS OF EXISTING LAND USE

1963 - 1966

METROPOLITAN TORONTO PLANNING AREA

Metropolitan Toronto

Existing Land Use	1963 Acres	Proportion Of Total	1966 Acres	Proportion Of Total	Change Acres	Percentage Of Change
Residential	54,531	35.3%	58,932	38.2%	+4,401	8%
Industrial	10,349	6.7%	11,846	7.7%	+1,497	15%
Commercial	4,939	3.2%	5,395	3.5%	+ 456	9%
Institutional	5,948	3.9%	6,758	4.4%	+ 810	14%
Transp. & Utilities	11,577	7.5%	11,942	7.7%	+ 365	3%
Open Space	21,340	13.8%	21,507	13.9%	+ 167	1%
Agricultural	3,303	2.1%	3,291	2.1%	- 12	-
Total Land Use	111,987	72.5%	119,671	77.5%	+7,684	+ 7%
Vacant	42,493	27.5%	34,809	22.5%	-7,684	-18%
Total Metropolitan Toronto	154,480	100.0%	154,480	100.0%		
The Fringe						
Residential	16,349	5.3%	18,457	6.0%	+2,108	13%
Industrial	4,558	1.5%	5,195	1.7%	+ 637	14%
Commercial	1,155	0.4%	1,211	0.4%	+ 56	5%
Institutional	1,650	0.5%	1,786	0.6%	+ 136	8%
Transp. & Utilities	11,229	3.7%	12,396	4.0%	+1,167	10%
Open Space	23,761	7.7%	25,043	8.1%	+1,282	5%
Vacant&Agricultural	247,914	79.9%	242,569	79.2	-5,386	-
Total Fringe	306,616	100.0%	306,657	100.0%		
Total Planning Area	461,096		461,137			

Table 9a

SUMMARY OF EXISTING LAND USES - 1966

Land Use	Metropolitan Toronto Acres	Metropolitan Toronto Percent Of Total	Fringe Area Acres	Fringe Area Percent Of Total	Metropolitan Planning Area Acres	Metropolitan Planning Area Percent Of Total
Residential	58,932	76.2%	18,457	23.8%	77,389	100%
Industrial	11,846	69.5%	5,195	30.5%	17,041	100%
Commercial	5,395	81.7%	1,211	18.3%	6,606	100%
Open Space	21,507	46.3%	25,043	53.7%	46,550	100%
Institutional	6,758	79.1%	1,786	20.9%	8,544	100%
Transport. & Utilities	11,942	49.2%	12,396	50.8%	24,338	100%
Vacant & Agricultural	38,100	24.6%	242,569	79.2%	280,669	100%
Total	154,580	33.5%	306,657	66.5%	461,137	100%

Table 9b

SUMMARY OF DESIGNATED LAND USES - 1966

Predominant Land Use	Metropolitan Toronto		Fringe Area		Metropolitan Planning Area	
	Acres	Percent Of Total	Acres	Percent Of Total	Acres	Percent Of Total
Residential:						
Urban-	86,158	63.3%	49,859	36.7%	136,017	100%
Rural-	-	-	3,106	100 %	3,106	100%
Industrial:						
Urban-	27,554	54.2%	23,352	45.8%	50,906	100%
Rural-	-	-	14	100 %	14	100%
MajorCommercial	4,315	79.6%	1,173	20.4%	5,488	100%
Open Space:						
Public-	14,069	43.5%	17,317	56.5%	31,386	100%
Private-	4,448	44.7%	6,367	55.3%	10,815	100%
Major Institutional	2,514	78.8%	677	21.2%	3,191	100%
Transport & Utilities	12,003	45.0%	14,763	55.0%	26,766	100%
Agricultural	3,419	1.6%	190,029	98.4%	193,448	100%
Total	154,480	33.5%	306,657	66.5%	461,137	100%

Table 10

EXISTING LAND USES BY MUNICIPALITY 1963

Municipality	Residential		Industrial		Commercial		Open Space		Institutional		Transportation and Utilities		Vacant and Agricultural		Total Land Area	
	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total
City of Toronto	12,103	50.5	2,448	10.2	2,051	8.6	2,944	12.3	1,626	6.8	2,151	8.9	647	2.7	23,970	100.0%
East York	2,608	49.8	573	10.9	191	3.7	898	17.2	219	4.2	409	7.8	336	6.4	5,234	
Etobicoke	10,239	33.1	2,582	8.3	608	2.2	4,506	14.6	1,157	3.7	2,577	8.3	9,238	29.8	30,967	
North York	14,806	33.9	2,410	5.5	822	1.9	6,323	14.5	1,673	3.8	3,311	7.6	14,337	32.8	43,682	
Scarborough	11,576	25.8	1,794	4.0	910	2.0	5,683	12.7	1,010	2.3	2,843	6.4	20,991	46.8	44,807	
York	3,199	55.0	542	9.3	297	5.1	986	17.0	263	4.5	286	4.9	247	4.2	5,820	
Metropolitan Toronto	54,531	35.2%	10,349	6.7%	4,939	3.2%	21,340	13.8%	5,948	3.8%	11,577	7.5%	45,796	29.6%	154,480	100.0%
Ajax	336	11.0	212	7.0	18	0.6	482	15.8	58	2.0	61	2.0	1,876	61.6	3,043	
Markham Township	1,866	2.8	457	0.7	120	0.2	2,585	3.9	386	0.6	740	1.1	59,786	90.7	65,940	
Markham Village	472	23.7	16	0.8	41	2.1	250	12.6	38	1.9	40	2.0	1,131	56.9	1,988	
Pickering Township	2,697	3.7	414	0.6	83	0.1	5,654	7.8	179	0.3	1,982	2.8	61,154	84.7	72,163	
Pickering Village	153	25.3	29	4.8	14	2.3	104	17.2	15	2.5	56	9.3	233	38.6	604	
Port Credit	364	56.3	122	18.9	32	5.0	47	7.3	34	5.3	4	0.6	43	6.7	646	
Richmond Hill	957	57.0	105	6.3	71	4.1	58	3.5	79	4.7	39	2.3	371	22.1	1,680	
Stouffville	281	17.2	17	1.0	23	1.4	28	1.7	29	1.8	30	1.9	1,225	75.0	1,633	
Streetsville	420	35.1	35	2.9	36	3.0	235	19.7	33	2.8	33	2.8	403	33.7	1,195	
Toronto Township	6,116	8.4	2,385	2.0	438	0.6	4,542	6.3	551	0.8	6,339	8.7	52,752	72.2	73,123	
Toronto Gore	146	0.9	28	0.2	29	0.2	2,035	13.1	19	0.1	-	-	13,313	85.5	15,570	
Vaughan	2,346	3.4	707	1.1	225	0.3	7,579	11.1	219	0.3	1.877	2.7	55,439	81.1	68,392	
Woodbridge	195	30.5	31	4.9	25	3.9	162	25.4	10	1.6	28	4.4	188	29.4	639	
Fringe Area	16,349	5.3%	4,558	1.5%	1,155	0.4%	23,761	7.7%	1,650	0.5%	11,229	3.7%	247,914	79.9%	306,616	100.0%
Metropolitan Toronto Planning Area	70,880	15.4%	14,907	3.2%	6,094	1.3%	45,101	9.8%	7,598	1.6%	22,806		293,710	63.7%	461,096	100.0%

Based on rearranged survey data 1963.

Table 11

EXISTING LAND USES BY PLANNING DISTRICT 1963

Planning District	Residential		Industrial		Commercial		Open Space		Institutional		Transportation and Utilities		Vacant and Agricultural		Total Land Area	
	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total
1	1,320		1,396		890		1,060		770		1,227		436		7,099	100.0%
2	3,662		435		480		897		284		337		80		6,175	
3	5,409		1,597		507		1,236		528		720		872		10,869	
4	6,489		393		437		1,321		642		414		440		10,136	
5	3,578		709		176		1,890		282		524		2,309		9,468	
6	4,642		454		439		958		387		492		272		7,644	
7	1,758		768		164		184		428		401		438		4,141	
8	7,029		883		375		2,019		549		1,377		3,786		16,018	
9	1,453		932		129		2,302		180		799		5,013		10,808	
10	2,186		859		139		1,530		301		1,666		6,056		12,737	
11	5,110		130		287		1,838		576		546		1,798		10,285	
12	319		-		6		421		12		230		3,305		4,293	
13	5,979		1,198		485		1,339		591		1,048		3,220		13,860	
14	2,467		47		171		803		230		125		940		4,783	
15	1,524		117		126		1,467		107		386		3,086		6,813	
16	1,606		431		128		2,075		81		1,285		13,745		19,351	
Metropolitan Toronto	54,531	35.2%	10,349	6.7%	4,939	3.2%	21,340	13.8%	5,948	3.8%	11,577	7.5%	45,796	29.6%	154,480	100.0%
17	2,432		1,028		136		1,558		189		659		15,787		21,789	
18	4,468		1,513		370		3,266		428		5,718		37,412		53,175	
19	947		139		140		7,681		96		741		42,406		52,150	
20	3,856		1,144		291		3,172		581		1,676		50,172		60,892	
21	1,459		78		103		1,845		105		335		38,875		42,800	
22	780		347		28		3,203		42		941		46,379		51,720	
23	2,407		309		87		3,036		209		1,159		16,883		24,090	
Fringe Areas	16,349	5.3%	4,558	1.5%	1,155	0.4%	23,761	7.7%	1,650	0.5%	11,229	3.7%	247,914	79.9%	306,616	100.0%
Metropolitan Toronto Planning Area	70,880	15.4%	14,907	3.2%	6,094	1.3%	45,101	9.8%	7,598	1.6%	22,806	4.9%	293,710	63.7%	461,096	100.0%

Based on rearranged survey data 1963.

Table 12

CHANGE IN EXISTING LAND USES, 1963-1966 BY MUNICIPALITY

Municipality	Residential Change In Acres	Industrial Change In Acres	Commercial Change In Acres	Open Space Change In Acres	Institutional Change In Acres	Transportation and Utilities Change In Acres	Vacant and Agricultural Change In Acres	Total Land Area Change In Acres
City of Toronto	- 180	- 53	+ 10	- 1	+ 72	+ 100	+ 52	- 52
East York	+ 38	+ 58	+ 5	- 1	+ 3	-	- 103	+ 103
Etobicoke	+1,338	+ 444	+125	+ 159	+128	+ 53	- 2,247	+ 2,247
North York	+2,372	+ 654	+196	+ 26	+373	+ 159	- 3,780	+ 3,780
Scarborough	+ 823	+ 349	+ 99	- 7	+232	+ 53	- 1,549	+ 1,549
York	+ 10	+ 45	+ 21	- 9	+ 2	-	- 69	+ 69
Metropolitan Toronto	+4,401	+1,497	+456	+ 167	+810	+ 365	- 7,696	+ 7,696
Ajax	+ 73	+ 17	-	+ 3	-	+ 1	- 94	+ 94
Markham Twp.	+ 349	+ 82	+ 17	+ 350	+ 5	+ 248	- 1,051	+ 1,051
Markham Village	+ 155	+ 17	+ 6	- 3	+ 5	-	- 180	+ 180
Pickering Twp.	+ 221	+ 7	+ 9	+ 191	+ 19	+ 43	- 490	+ 490
Pickering Village	+ 9	-	-	-	+ 2	+ 1	- 12	+ 12
Port Credit	+ 5	-	+ 2	+ 3	-	-	- 10	+ 10
Richmond Hill	+ 17	+ 37	+ 1	-	-	-	- 55	+ 55
Stouffville	+ 12	+ 5	+ 1	- 1	-	- 1	- 16	+ 16
Streetsville	+ 18	+ 5	-	- 3	+ 3	-	- 23	+ 23
Toronto Twp.	+1,099	+ 375	+ 32	+ 386	+ 73	+ 417	- 2,382	+ 2,382
Toronto Gore	+ 11	-	+ 5	+ 218	-	-	- 234	+ 234
Vaughan	+ 134	+ 92	- 17	+ 153	+ 27	+ 454	- 843	+ 843
Woodbridge	+ 5	-	-	- 15	+ 2	+ 4	+ 4	- 4
Fringe Areas	+2,108	+ 637	+ 56	+1,282	+136	+1,167	- 5,386	+ 5,386
Metropolitan Toronto Planning Area	+6,509	+2,134	+512	+1,449	+946	+1,532	-13,082	+13,082

* Based on 1963 and 1966 Land Use Survey by M.T.P.B.

Table 13

EXISTING LAND USES BY MUNICIPALITY 1966

Municipality	Residential		Industrial		Commercial		Open Space		Institutional		Transportation and Utilities		Vacant and Agricultural		Total Land Area	
	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total
City of Toronto	11,923	49.7	2,395	10.0	2,061	8.6	2,943	12.3	1,698	7.1	2,251	9.4	699	2.9	23,970	100.0%
East York	2,646	50.5	631	12.1	196	3.7	897	17.4	222	4.0	409	7.8	233	4.5	5,234	
Etobicoke	11,577	37.4	3,026	9.8	793	2.6	4,665	15.1	1,285	4.1	2,630	8.5	6,991	22.5	30,967	
North York	17,178	39.3	3,064	7.0	1,018	2.3	6,349	14.5	2,046	4.7	3,470	8.0	10,557	24.2	43,682	
Scarborough	12,399	27.7	2,143	4.8	1,009	2.3	5,676	12.7	1,242	2.8	2,896	6.3	19,442	43.4	44,807	
York	3,209	99.1	587	10.1	318	5.5	977	16.9	265	4.6	286	4.9	178	2.9	5,820	
Metropolitan Toronto	58,932	38.2%	11,846	7.7%	5,395	3.5%	21,507	13.9%	6,758	4.4%	11,942	7.7%	38,100	24.6%	154,480	100.0%
Ajax	409	13.4	229	7.5	18	.6	485	15.9	58	1.9	62	2.1	1,782	58.6	3,043	
Markham Township	2,215	3.4	539	.8	137	.2	2,935	4.4	391	.6	988	1.5	58,735	89.6	65,940	
Markham Village	627	31.6	33	1.7	47	2.4	247	12.4	43	2.2	40	2.0	951	47.7	1,988	
Pickering Township	2,918	4.0	421	.6	92	.1	5,845	8.1	198	.3	2,025	2.8	60,664	84.1	72,163	
Pickering Village	162	26.9	29	4.8	14	2.3	104	17.2	17	2.8	57	9.4	221	36.6	604	
Port Credit	369	57.1	122	18.9	34	5.3	50	7.7	34	5.3	4	.6	33	5.1	646	
Richmond Hill	974	58.0	142	8.4	72	4.3	58	3.5	79	4.7	39	2.3	316	18.8	1,680	
Stouffville	293	17.9	22	1.3	24	1.4	27	1.8	29	1.8	29	1.8	1,209	73.9	1,633	
Streetsville	438	36.7	40	3.3	36	3.0	232	19.4	36	3.0	33	2.8	380	31.8	1,195	
Toronto Township	7,215	9.9	2,760	3.8	470	.6	4,928	6.7	624	1.0	6,756	9.2	50,411	68.8	73,164	
Toronto Gore	157	1.0	28	.2	34	.2	2,253	13.1	19	.1	-		13,079	85.4	15,570	
Vaughan	2,480	3.6	799	1.2	208	.3	7,732	11.3	246	.4	2,331	3.4	54,596	19.8	68,392	
Woodbridge	200	31.4	31	4.9	25	3.9	147	23.0	12	1.9	32	4.9	192	30.0	639	
Fringe Area	18,457	6.0%	5,195	1.7%	1,211	0.4%	25,043	8.1%	1,786	0.6%	12,396	4.0%	242,569	79.2%	306,657	100.0%
Metropolitan Toronto Planning Area	77,389	16.8%	17,041	3.7%	6,606	1.4%	46,550	10.1%	8,544	1.9%	24,338	5.2%	280,669	60.9%	461,137	100.0%

Table 14

EXISTING LAND USES BY PLANNING DISTRICT 1966

Planning District	Residential		Industrial		Commercial		Open Space		Institutional		Transportation and Utilities		Vacant and Agricultural		Total Land Area	
	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total
1	1,219	17.2	1,380	19.4	883	12.4	1,070	15.1	800	11.3	1,249	17.6	498	7.0	7,099	100.0%
2	3,616	58.6	420	6.8	485	7.9	892	14.4	305	4.9	364	5.9	93	1.5	6,175	
3	5,479	50.4	1,718	15.8	620	5.7	1,213	11.1	561	5.2	728	6.7	550	5.1	10,869	
4	6,513	64.3	452	4.1	448	4.4	1,317	13.0	659	6.5	413	4.1	334	3.3	10,136	
5	4,019	42.5	854	9.0	192	2.0	1,882	19.9	330	3.5	540	5.7	1,651	17.4	9,468	
6	4,643	60.7	433	5.7	447	5.9	960	12.6	402	5.2	545	7.1	214	2.8	7,644	
7	1,777	42.9	878	21.2	170	4.1	184	4.5	428	10.3	401	9.7	303	7.3	4,141	
8	7,844	49.0	925	5.8	452	2.8	2,153	13.4	615	3.8	1,410	8.8	2,619	16.4	16,018	
9	1,956	18.1	1,224	11.3	171	1.6	2,327	21.5	242	2.2	819	7.7	4,069	37.6	10,808	
10	2,964	23.3	1,279	10.0	182	1.4	1,537	12.1	463	3.6	1,666	13.1	4,696	36.5	12,737	
11	5,506	53.5	137	1.3	319	3.1	1,832	17.8	642	6.2	578	5.6	1,271	12.5	10,285	
12	997	23.2	3	.1	16	.4	473	11.0	69	1.6	333	7.8	2,402	55.9	4,293	
13	6,334	45.7	1,440	10.4	526	3.8	1,342	9.7	678	4.9	1,045	7.5	2,495	18.0	13,860	
14	2,657	55.5	51	1.1	176	3.7	786	16.4	286	6.0	124	2.6	703	14.7	4,783	
15	1,648	24.2	152	2.2	143	2.1	1,469	21.6	159	2.3	386	5.7	2,856	41.9	6,813	
16	1,760	9.1	500	2.7	165	.8	2,070	10.7	119	.6	1,341	6.6	13,396	69.4	19,351	
Metropolitan Toronto	58,932	38.2%	11,846	7.7%	5,395	3.5%	21,507	13.9%	6,758	4.4%	11,942	7.7%	38,100	29.6%	154,480	100.0%
17	2,843	13.0	1,161	5.3	139	.7	1,555	7.1	211	1.0	695	3.2	15,185	69.7	21,789	
18	5,181	9.7	1,761	3.3	400	.8	3,656	6.9	482	9.1	6,098	11.8	35,638	67.0	53,216	
19	1,008	1.9	139	.3	148	.3	7,913	14.7	99	.2	960	1.8	41,883	80.8	52,150	
20	4,135	6.8	1,319	2.2	282	.5	3,649	5.7	608	1.0	1,922	3.2	48,977	80.5	60,892	
21	1,800	4.2	135	.3	118	.3	1,836	4.3	113	.2	579	1.4	38,219	89.3	42,800	
22	792	1.5	347	.7	32	.1	3,431	6.6	41	.1	941	1.8	46,136	89.2	51,720	
23	2,698	11.2	333	1.4	92	.4	3,003	12.6	232	1.0	1,201	5.0	16,531	68.6	24,090	
Fringe Area	18,457	6.0%	5,195	1.7%	1,211	0.4%	25,043	8.2%	1,786	0.6%	12,396	4.0%	242,569	79.2%	306,657	100.0%
Metropolitan Toronto Planning Area	77,389	16.8%	17,041	3.7%	6,606	1.4%	46,550	10.1%	8,544	1.9%	24,338	5.3%	280,669	60.8%	461,137	100.0%

Table 15

CHANGE IN EXISTING LAND USES, 1963 - 1966 BY PLANNING DISTRICT

Planning District	Residential	Industrial	Commercial	Open Space	Institutional	Transportation and Utilities	Vacant and Agricultural	Total Land Area
	Change In Acres	Change In Acres	Change In Acres	Change In Acres	Change In Acres	Change In Acres	Change In Acres	Change In Acres
1	- 101	- 16	- 7	+ 10	+ 30	+ 22	+ 62	- 62
2	- 46	- 15	+ 5	- 5	+ 21	+ 27	+ 13	- 13
3	+ 70	+ 121	+113	- 23	+ 33	+ 8	- 322	+ 322
4	+ 24	+ 59	+ 11	- 4	+ 17	- 1	- 106	+ 106
5	+ 441	+ 145	+ 16	- 8	+ 48	+ 16	- 658	+ 658
6	+ 1	- 21	+ 8	+ 2	+ 15	+ 53	- 58	+ 58
7	+ 19	+ 110	+ 6	-	-	-	- 135	+ 135
8	+ 815	+ 42	+ 77	+ 134	+ 66	+ 33	- 1,167	+ 1,167
9	+ 503	+ 292	+ 42	+ 25	+ 62	+ 20	- 944	+ 944
10	+ 778	+ 420	+ 43	+ 7	+162	-	- 1,410	+ 1,410
11	+ 396	+ 7	+ 32	- 6	+ 66	+ 32	- 527	+ 527
12	+ 678	+ 3	+ 10	+ 52	+ 57	+ 103	- 903	+ 903
13	+ 355	+ 242	+ 41	+ 3	+ 87	- 3	- 725	+ 725
14	+ 190	+ 4	+ 5	- 17	+ 56	- 1	- 237	+ 237
15	+ 124	+ 35	+ 17	+ 2	+ 52	-	- 230	+ 230
16	+ 154	+ 69	+ 37	- 5	+ 38	+ 56	- 349	+ 349
Metropolitan Toronto	+4,401	+1,497	+456	+ 167	+810	+ 365	- 7,696	+ 7,696
17	+ 411	+ 133	+ 3	- 3	+ 22	+ 36	- 602	+ 602
18	+ 713	+ 248	+ 30	+ 390	+ 54	+ 380	- 1,815	+ 1,815
19	+ 61	-	+ 8	+ 232	+ 3	+ 219	- 523	+ 523
20	+ 279	+ 175	- 9	+ 477	+ 27	+ 246	- 1,195	+ 1,195
21	+ 341	+ 57	+ 15	- 9	+ 8	+ 244	- 656	+ 656
22	+ 12	-	+ 4	+ 228	- 1	-	- 243	+ 243
23	+ 291	+ 24	+ 5	- 33	+ 23	+ 42	- 352	+ 352
Fringe Areas	+2,108	+ 637	+ 56	+1,282	+136	+1,167	- 5,386	+ 5,386
Metropolitan Toronto Planning Area	+6,509	+2,134	+512	+1,449	+946	+1,532	-13,082	+13,082

* Based on 1963 and 1966 Land Use Survey by M.T.P.B.

DESIGNATED LAND USE IN URBAN & VILLAGE DEVELOPMENT AREA, BY MUNICIPALITY - 1966

Table 16

	Designated Residential				Designated Industrial				Designated Commercial				Designated Open Space				Designated Institutional				Designated Transportation and Utilities				Total Urban Area			
Municipality	Total Acres	% of Total Area	Acres In Use	Acres Not In Use	Total Acres	% of Total Area	Acres In Use	Acres Not In Use	Total Acres	% of Total Area	Acres In Use	Acres Not In Use	Public	%	Private	%	Total Acres	% of Total Area	Acres In Use	Acres Not In Use	Total Acres	% of Total Area	Acres In Use	Acres Not In Use	Total Acres	% of Total Area	Acres In Use	Acres Not In Use
City of Toronto	13,978		13,766	212	3,067		2,651	416	1,777		1,725	52	2,194		298		548		528	20	2,108		2,108	-	23,970		23,270	700
East York	3,290		3,068	222	644		634	10	52		52	-	826		-		15		15	-	407		407	-	5,234		5,002	232
Etobicoke	15,149		13,093	2,056	7,876		3,637	4,239	774		440	334	2,569		1,472		242		210	32	2,609		2,542	67	30,691		23,963	6,728
North York	25,378		19,710	5,668	7,212		3,432	3,780	730		589	141	3,641		1,586		1,387		700	687	3,748		3,748	281	43,682		33,125	10,557
Scarborough	24,472		14,285	10,187	8,098		2,157	5,941	891		640	251	2,724		594		283		240	43	2,514		2,514	-	39,576		23,154	16,422
York	3,890		3,800	90	656		591	65	91		90	1	611		258		40		26	14	274		274	-	5,820		5,650	170
Metropolitan Toronto Total	86,157	57.8%	67,722	18,435	27,553	18.5%	13,102	14,451	4,315	2.9%	3,536	779	12,565	8.4%	4,208	2.8%	2,515	1.7%	1,719	796	11,660	7.8%	11,312	348	148,973	100.0%	114,164	34,809
Ajax	1,500		485	1,015	835		226	609	96		20	76	472		-		89		7	82	51		51	-	3,043		1,261	1,782
Markham Township	4,900		1,374	3,526	2,043		406	1,637	22		21	1	537		281		245		245	-	388		166	222	8,416		3,030	5,386
Markham Village	1,361		702	659	226		35	191	44		44	-	189		35		-		-	-	32		32	-	1,887		1,037	850
Pickering Township	7,300		2,041	5,259	2,250		125	2,125	127		34	93	1,226		305		-		-	-	563		563	-	11,771		4,294	7,477
Pickering Village	373		200	173	85		40	45	-		-	-	94		-		-		-	-	52		52	-	604		386	218
Port Credit	464		436	28	122		117	5	28		28	-	32		-		-		-	-	-		-	-	646		613	33
Richmond Hill	1,159		1,071	88	397		174	223	74		70	4	20		-		-		-	-	30		30	-	1,680		1,365	315
Stouffville	720		345	375	133		14	119	12		12	-	18		-		-		-	-	27		27	-	910		416	494
Streetsville	543		451	92	281		66	215	35		34	1	139		-		-		-	-	29		29	-	1,027		719	308
Toronto Township	24,612		7,905	16,707	13,722		2,758	10,964	626		274	352	2,077		812		131		47	84	6,428		5,767	661	48,408		19,640	28,768
Vaughan	6,582		1,895	4,687	29,213		385	2,538	44		29	15	485		714		-		-	-	1,391		1,068	323	12,139		4,576	7,563
Woodbridge	345		260	85	156		50	106	-		-	-	86		30		-		-	-	22		22	-	639		448	191
Fringe Area Total	49,859	54.7%	17,165	32,694	23,173	25.4%	4,396	18,777	1,108	1.2%	566	342	5,375	5.8%	2,177	2.4%	465	0.5%	299	166	9,013	9.9%	7,807	1,206	91,170	100.0%	37,785	53,385
Metropolitan Planning Area Total	136,016	56.6%	84,887	51,129	50,726	21.1%	17,498	32,228	5,423	2.3%	4,102	1,321	17,940	7.5%	6,385	2.7%	2,980	1.2%	2,018	962	20,673	8.6%	19,119	1,554	240,143	100.0%	151,949	88,194

DESIGNATED LAND USE IN URBAN & VILLAGE DEVELOPMENT AREA, BY PLANNING DISTRICT - 1966

Table 17

	Designated Residential				Designated Industrial				Designated Commercial				Designated Open Space				Designated Institutional				Designated Transportation and Utilities				Total Urban Area				
Planning District	Acres	% of Total Area	Acres In Use	Acres Not In Use	Acres	% of Total Area	Acres In Use	Acres Not In Use	Acres	% of Total Area	In Use	Acres Not In Use	Public	%	Private	%	Total Acres	% of Total Area	Acres In Use	Acres Not In Use	Total Acres	% of Total Area	Acres In Use	Acres Not In Use	Total Acres	% of Total Area	Acres In Use	Acres Not In Use	Acres Not In Use % of Total
1	1,519	21.4%	1,472	47	2,015	28.4%	1,624	391	842	11.7%	801	41	966	13.6	51	0.7	483	6.8	463	20	1,223	17.4	1,223	-	7,099	100.0	6,600	499	7.0
2	4,257	69.0%	4,178	79	430	7.0%	419	11	349	5.7%	346	3	805	13.0	-	-	11	0.1	11	-	323	5.2	323	-	6,175	100.0	6,082	93	1.6
3	6,702	61.6%	6,475	227	2,039	18.8%	1,789	250	279	2.6%	278	1	676	6.2	298	2.7	151	1.4	119	32	724	6.7	684	40	10,869	100.0	10,319	550	5.0
4	7,631	75.3%	7,304	327	451	4.4%	450	1	406	4.0%	400	6	841	8.3	254	2.5	197	1.9	197	-	356	3.6	356	-	10,136	100.0	9,802	334	3.3
5	5,717	60.4%	4,589	1,128	1,327	14.0%	949	378	159	1.7%	102	57	1,120	11.8	503	5.3	29	0.3	29	-	613	6.5	525	88	9,468	100.0	7,817	1,651	17.4
6	5,650	73.9%	5,451	199	458	6.0%	445	13	233	3.0%	231	2	771	10.1	-	-	15	0.2	15	-	517	6.8	517	-	7,644	100.0	7,430	214	2.8
7	2,042	49.3%	1,997	45	1,400	33.8%	1,142	258	100	2.4%	100	-	95	2.3	30	0.7	104	2.5	104	-	370	9.0	370	-	4,141	100.0	3,838	303	7.3
8	10,016	62.5%	8,816	1,200	2,346	14.6%	1,121	1,225	474	3.0%	290	184	1,091	6.8	681	4.2	65	0.4	55	10	1,345	8.5	1,345	-	16,018	100.0	13,399	2,619	13.7
9	3,092	29.4%	2,280	812	4,130	39.2%	1,375	2,755	201	1.9%	50	151	1,382	13.1	761	7.2	72	0.7	51	21	894	8.5	827	67	10,532	100.0	6,726	3,806	36.1
10	4,746	37.3%	3,387	1,359	4,086	32.1%	1,467	2,619	123	1.0%	89	34	805	6.3	391	3.1	791	6.2	218	573	1,795	14.0	1,734	61	12,737	100.0	8,091	4,646	36.5
11	7,360	71.6%	6,328	1,032	163	1.6%	115	48	213	2.1%	210	3	1,036	10.0	549	5.3	313	3.0	218	95	651	6.4	558	93	10,285	100.0	9,014	1,271	12.4
12	2,955	68.9%	1,160	1,795	610	14.2%	49	561	46	1.1%	-	46	252	5.9	96	2.2	-	-	-	-	334	7.7	334	-	4,293	100.0	1,891	2,402	55.9
13	8,159	58.9%	7,381	778	3,199	23.1%	1,521	1,678	392	2.8%	353	39	638	4.6	393	2.8	63	0.5	63	-	1,016	7.3	1,016	-	13,860	100.0	11,365	2,495	18.0
14	3,452	72.2%	3,044	408	215	4.5%	35	180	240	5.0%	125	115	529	11.1	118	2.5	126	2.6	126	-	103	2.1	103	-	4,783	100.0	4,080	703	14.7
15	4,350	63.8%	1,878	2,472	389	5.7%	132	257	194	2.9%	110	84	1,405	20.6	2	-	94	1.4	51	43	379	5.6	379	-	6,813	100.0	3,957	2,856	41.9
16	8,510	60.3%	1,981	6,529	4,296	30.4%	470	3,826	64	0.5%	52	12	152	1.1	81	0.6	-	-	-	-	1,017	7.1	1,017	-	14,120	100.0	3,753	10,367	73.4
Metropolitan Toronto Urban Area Totals	86,158	57.8%	67,721	18,437	27,554	18.5%	13,103	14,451	4,315	2.9%	3,537	778	12,564	8.4	4,208	2.8	2,514	1.7%	1,720	794	11,660	7.8%	11,311	349	148,973	100.0%	114,164	34,809	23.3%
17	13,151	65.0%	3,325	9,826	4,661	23.0%	1,055	3,606	166	0.8%	60	106	1,141	5.6	199	0.9	65	0.4	2	63	854	4.3	634	220	20,237	100.0	6,416	13,821	68.3
18	12,468	41.8%	5,466	7,002	9,464	31.7%	1,887	7,577	522	1.7%	276	246	1,123	3.8	596	2.0	67	0.2	46	21	5,603	18.8	5,162	441	29,843	100.0	14,556	15,287	51.2
19	637	46.3%	406	231	481	35.0%	63	418	-	- %	-	-	158	11.5	77	5.6	-	-	-	-	22	1.6	22	-	1,375	100.0	726	649	47.2
20	11,757	56.9%	3,940	7,817	4,943	23.9%	906	4,037	141	0.7%	120	21	801	3.9	963	4.7	245	1.2	245	-	1,800	8.7	1,255	545	20,650	100.0	8,230	12,420	60.1
21	2,673	73.3%	1,301	1,372	454	12.5%	93	361	56	1.5%	56	-	361	9.9	36	1.0	-	-	-	-	67	1.8	67	-	3,647	100.0	1,914	1,733	47.5
22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23	9,173	59.5%	2,727	6,446	3,170	20.6%	392	2,778	223	1.4%	54	169	1,791	11.6	306	2.0	88	0.6	6	82	667	4.3	667	-	15,418	100.0	5,943	9,475	61.5
Fringe Urban Area Total	49,859	54.7%	17,165	32,694	23,173	25.4%	4,396	18,777	1,108	1.2%	566	542	5,375	5.8	2,177	2.4	465	0.5%	299	166	9,013	9.9%	7,807	1,206	91,170	100.0%	37,785	53,385	58.6%
Planning Area Urban Land Total	136,017		84,886	51,131	50,727		17,499	33,228	5,423		4,103	1,320	17,939		6,385		2,979		2,019	960	20,673		19,118	1,555	240,143		151,950	88,193	36.7%

Table 15

CHANGES IN DESIGNATED LAND USE IN URBAN AND VILLAGE DEVELOPMENT AREA, 1963-1966 BY MUNICIPALITY

Municipality	Designated Residential	Designated Industrial	Designated Commercial	Designated Open Space		Designated Institutional	Designated Transportation & Utilities	Total Urban Area
	Acres of Change	Acres	Acres	Public Acres	Private Acres	Acres	Acres	Total Acres of Change in Municipality
City of Toronto	- 54	- 67	- 11	- 4	-	+ 19	+ 63	- 54
East York	+ 45	+ 56	+ 4	-	-	-	-	+ 105
Etobicoke	+1,546	+ 456	+ 64	+ 59	+ 64	+ 1	+ 56	+ 2,246
North York	+2,695	+ 663	+133	- 18	-	+126	+181	+ 3,780
Scarborough	+1,079	+ 283	+ 49	- 30	+ 30	+ 72	- 3	+ 1,430
York	+ 32	+ 45	-	-	-	-	-	+ 77
Metropolitan Toronto Urban Area	+5,343	+1,436	+239	+ 7	+ 94	+218	+297	+ 7,634
Ajax	+ 76	+ 17	-	-	-	-	-	+ 93
Markham Township	+ 132	+ 61	-	+153	-	-	-	+ 346
Markham Village	+ 136	+ 22	+ 25	- 2	-	-	-	+ 181
Pickering Township	+ 227	+ 6	+ 2	-	-	-	+ 43	+ 278
Pickering Village	+ 10	-	-	-	-	-	-	+ 10
Port Credit	+ 9	-	+ 2	-	-	-	-	+ 11
Richmond Hill	+ 16	+ 38	+ 2	-	-	-	-	+ 56
Stouffville	+ 13	+ 5	-	-	-	-	-	+ 18
Streetsville	+ 8	+ 12	-	-	-	-	-	+ 20
Toronto Township	+1,070	+ 480	+130	+ 90	+ 24	+ 9	+151	+ 1,954
Vaughan Township	- 79	+ 151	-	- 3	-172	-	+219	+ 116
Woodbridge	+ 8	- 12	-	-	+ 1	-	-	- 3
Fringe Area Total	+1,626	+ 780	+161	+238	-147	+ 9	+413	+ 3,080
Metropolitan Planning Area Total	+6,969	+2,216	+400	+245	- 53	+227	+710	+10,714

* Loss due to change in Urban Boundaries.

DESIGNATED LAND USE IN RURAL AREAS, 1966

Table 19

	Designated Residential Rural				Designated Industrial Urban				Dasignated Industrial Rural				Designated Commercial				Designated Open Space				Dasignated Institutional				Designated Transportation and Utilities				Designated Agricultural				Total Rural Area			
By Planning District	Total Acres	% of Total Area	Acres In Use	Acres not In Use	Total Acres	% of Total Area	Acres In Use	Acres not In Use	Total Acres	% of Total Area	Acres In Use	Acres not In Use	Total Acres	% of Total Area	Acres In Use	Acres not In Use	Public	%	Private	%	Total Acres	% of Total Area	Acres In Use	Acres not In use	Total Acres	% of Total Area	Acres In Use	Acres not In Use	Total Acres	% of Total Area	Acres In Non-Agricultural Usa	Acres In Agricultural Use	Total Acres	% of Total Area	Acres In Use	Acras Vacant Or Agricultural
9	-		-	-	-		-	-	-		-	-	-		-	-	-		-		-		-	-	18		11	7	258		12		276		23	
16	-		-	-	-		-	-	-		-	-	-		-	-	1,505		240		-		-	-	325		325	-	3,161		131	3,030	5,231		2,201	3,030
17	38		14	24	-		-	-	-		-	-	-		-	-	144				-		-	-	122		11	111	1,248		20	1,228	1,552		189	1,363
18	330		128	202	-		-	-	-		-	-	65		21	44	1,256		528		98		-	98	1,086		739	347	20,010		349	19,661	23,373		3,021	20,352
19	540		280	260	-		-	-	-		-	-	-		-	-	6,443		1,065		-		-	-	1,346		922	424	41,381		830	40,551	50,775		9,540	41,235
20	798		159	639	51		5	46					-		-	-	-		1,361		14		67	47	991		595	396	36,927		1,496	35,431	40,242		3,684	36,558
21	925		195	730	128		17	111	14		11	3	-		-	-	520		849		-		-	-	751		416	335	35,966		659	35,307	39,153		2,667	36,486
22	462		297	165	-		-	-	-		-	-	-		-	-	2,756		387		-		-	-	937		937	-	47,177		1,207	45,970	51,720		5,585	46,135
23	13		5	8	-		-	-	-		-	-	-		-	-	823		-		-		-	-	517		517	-	7,319		275	7,044	8,672		1,620	7,052
Total Rural Area	3,106	1.4%	1,078	2,028	179	0.1%	22	157	14		11	3	65	0.1	21	44	13,447	6.1%	4,430	2.0%	212	0.1	67	145	6,093	2.8	4,473	1,620	193,447	87.4	4,979	188,468	220,994	100.0%	28,530	192,464
By Municipality																																				
Rural Part of: Etobicoke	-		-	-	-		-	-	-		-	-	-		-	-	-		-		-		-	-	18		11	7	258		12	246	276		23	253
Scarborough	-		-	-	-		-	-	-		-	-	-		-	-	1,505		240		-		-	-	325		325	-	3,161		131	3,030	5,231		2,201	3,030
Toronto Township	368		142	226	-		-	-	-		-	-	65		21	44	1,313		528		98		-	98	1,208		750	458	21,176		359	20,817	24,756		3,113	21,643
Streetsville	-		-	-	-		-	-	-		-	-	-		-	-	86		-		-		-	-	-		-	-	82		11	71	168		97	71
Toronto Gore	186		74	112	-		-	-	-		-	-	-		-	-	2,106		155		-		-	-	94		-	94	13,029		156	12,873	15,570		2,492	13,078
Vaughan Township	354		205	149	51		5	46	-		-	-	-		-	-	4,337		1,769		52		52	-	1,612		1,209	403	48,078		1,641	46,437	56,253		9,218	47,035
Markham Township	1,723		355	1,368	128		17	111	14		11	3	-		-	-	520		1,351		62		15	47	1,378		720	658	52,348		1,181	51,167	57,524		4,170	53,354
Stouffville	-		-	-	-		-	-	-		-	-	-		-	-	-		-		-		-	-	4		4	-	719		6	713	723		10	713
Markham Village	-		-	-	-		-	-	-		-	-	-		-	-	-		-		-		-	-	-		-	-	101		1	100	101		1	100
Pickering Village	475		302	173	-		-	-	-		-	-	-		-	-	3,580		387		-		-	-	1,454		1,454	-	54,496		1,481	53,015	60,392		7,205	53,187
	3,106	1.4%	1,078	2,028	179	0.1%	22	157	14		11	3	65	0.1%	21	44	13,447	6.1%	4,430	2.0%	212	0.1	67	145	6,093	2.8	4,473	1,620	193,448	87.4	4,979	188,468	220,994		28,530	192,464

Table 20

SUMMARY OF AREA AND UNITS REDEVELOPED IN THE METROPOLITAN TORONTO PLANNING AREA

Municipalities	Residential to Non-Residential		Residential to High Density Residential		Non-Residential to Residential	Non-Residential to Residential Neighbourhood	Demolished and Left Vacant		Acres Redeveloped	Units Displaced
	Acres	Units	Acres	Units	Acres	Acres	Acres	Units		
Toronto	91.3	842	82.7	713	1.9	25.8	85.7	935	287.4	2490
East York	-	-	1.7	10	-	-	3.2	29	4.9	39
Etobicoke	1.0	3	7.2	22	32.6	30.1	10.0	37	80.9	62
North York	14.7	32	18.4	33	5.2	-	45.0	181	83.3	246
Scarborough	24.6	36	14.7	19	7.1	43.0	53.0	112	142.4	167
York	5.0	39	3.8	9	2.5	-	-	-	11.3	48
Metropolitan Toronto Total	136.6	952	128.5	806	49.3	98.9	196.9	1294	610.2	3052
Ajax	-	-	-	-	-	-	-	-	-	-
Markham Township	-	-	-	-	-	-	4.9	3	4.9	3
Markham Village	-	-	1.6	2	2.5	-	1.2	3	5.3	5
Pickering Township	1.8	2	-	-	8.3	-	2.9	6	13.0	8
Pickering Village	-	-	-	-	-	-	-	-	-	-
Port Credit	0.7	2	5.5	18	0.5	-	3.6	8	10.3	28
Richmond Hill	-	-	-	-	-	-	-	-	-	-
Stouffville	-	-	-	-	-	-	0.9	2	0.9	2
Streetsville	-	-	-	-	-	-	-	-	-	-
Toronto Township	10.6	10	7.5	13	13.2	-	16.5	58	47.8	81
Toronto Gore	-	-	-	-	-	-	-	-	-	-
Vaughan	-	-	-	-	2.5	-	-	-	2.5	-
Woodbridge	-	-	-	-	-	-	-	-	-	-
Fringe Total	13.1	14	14.6	33	27.0	-	30.0	80	84.7	127
Planning Area Total	149.7	966	143.1	839	76.3	98.9	226.9	1374	694.9	3179

NOTE: Acres shown were redeveloped between 1963 and 1966.
Units constitute demolitions in the same period.

Table 21

REDEVELOPMENT OF RESIDENTIAL LAND TO NON-RESIDENTIAL USES

Developments completed by 1966	Residential land acreages redeveloped and dwelling units displaced					
	Metropolitan Toronto		Fringe		Planning Area	
	Acres	Units	Acres	Units	Acres	Units
Industrial	19.2	52	4.9	5	24.1	57
Commercial	39.7	316	7.9	8	47.6	324
Institutional	38.3	277	0.3	1	38.6	278
Transportation & Utilities	39.4	307	-	-	39.4	307
Open Space	-	-	-	-	-	-
Demolished and Left Vacant	196.9	1,294	30.0	80	226.9	1,374
TOTAL	333.5	2,246	43.1	94	376.6	2,340

Table 22

REDEVELOPMENT OF RESIDENTIAL LAND TO NON-RESIDENTIAL USES BY MUNICIPALITY

Non Residential Uses

Municipalities	Industrial		Commercial		Institutional		Transportation and Utilities		Public & Private Open Space		Demolished & Left Vacant		Total	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
Toronto	3.9	29	25.3	270	30.3	255	31.8	288	-	-	85.7	935	177.0	1777
East York	-	-	-	-	-	-	-	-	-	-	3.2	29	3.2	29
Etobicoke	-	-	1.0	3	-	-	-	-	-	-	10.0	37	11.0	40
North York	3.1	4	2.5	5	1.5	4	7.6	19	-	-	45.0	181	59.7	213
Scarborough	11.6	18	7.8	10	5.2	8	-	-	-	-	53.0	112	77.6	148
York	0.6	1	3.1	28	1.3	10	-	-	-	-	-	-	5.0	39
Metropolitan Toronto Total	19.2	52	39.7	316	38.3	277	39.4	307	-	-	196.9	1294	333.5	2246
Ajax	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Markham Township	-	-	-	-	-	-	-	-	-	-	4.9	3	4.9	3
Markham Village	-	-	-	-	-	-	-	-	-	-	1.2	3	1.2	3
Pickering Township	0.4	1	1.4	1	-	-	-	-	-	-	2.9	6	4.7	8
Pickering Village	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Port Credit	-	-	0.7	2	-	-	-	-	-	-	3.6	8	4.3	10
Richmond Hill	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stouffville	-	-	-	-	-	-	-	-	-	-	0.9	2	0.9	2
Streetsville	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Toronto Township	4.5	4	5.8	5	0.3	1	-	-	-	-	16.5	58	27.1	68
Toronto Gore	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vaughan	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woodbridge	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fringe Total	4.9	5	7.9	8	0.3	1	-	-	-	-	30.0	80	43.1	94
Planning Area Total	24.1	57	47.6	324	38.6	278	39.4	307	-	-	226.9	1374	376.6	2340

NOTE: Residential land acreages redeveloped and units displaced are shown under the respective new uses.

REDEVELOPMENT OF RESIDENTIAL LAND TO NON-RESIDENTIAL USES, BY PLANNING DISTRICT

Non-Residential Uses

Planning Districts	Industrial		Commercial		Institutional		Transportation and Utilities		Open Space		Demolished and Left Vacant		Total	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
1	2.7	23	13.4	132	4.4	30	11.0	60	-	-	46.5	625	78.0	870
2	-	-	8.8	102	16.5	154	20.8	228	-	-	10.7	112	56.8	596
3	1.3	2	5.2	35	2.0	23	4.7	19	-	-	4.4	27	17.6	106
4	1.2	6	1.5	11	2.2	4	-	-	-	-	23.6	144	28.5	165
5	-	-	-	-	-	-	-	-	-	-	2.7	7	2.7	7
6	-	-	0.9	20	7.5	56	-	-	-	-	15.2	118	23.6	194
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	-	-	1.0	3	-	-	-	-	-	-	8.8	35	9.8	38
9	-	-	-	-	-	-	-	-	-	-	1.2	2	1.2	2
10	2.4	3	1.1	3	-	-	-	-	-	-	-	-	3.5	6
11	-	-	-	-	0.5	2	2.9	-	-	-	30.8	112	34.2	114
12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	8.5	16	1.5	2	3.1	5	-	-	-	-	26.9	105	40.0	128
14	-	-	-	-	1.4	2	-	-	-	-	-	-	1.4	2
15	-	-	0.2	1	-	-	-	-	-	-	0.9	2	1.1	3
16	3.1	2	6.1	7	0.7	1	-	-	-	-	25.2	5	35.1	15
Metropolitan Toronto Total	19.2	52	39.7	316	38.3	277	39.4	307	-	-	196.9	1294	333.5	2246
17	1.5	-	2.1	2	-	-	-	-	-	-	14.0	51	17.6	53
18	3.0	4	4.4	5	0.3	1	-	-	-	-	6.1	15	13.8	25
19	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	-	-	-	-	-	-	-	-	-	-	4.9	3	4.9	3
21	-	-	-	-	-	-	-	-	-	-	2.1	5	2.1	5
22	0.4	1	-	-	-	-	-	-	-	-	2.9	6	3.3	7
23	-	-	1.4	1	-	-	-	-	-	-	-	-	1.4	1
Fringe Total	4.9	5	7.9	8	0.3	1	-	-	-	-	30.0	80	43.1	94
Planning Area Total	24.1	57	47.6	324	38.6	278	39.4	307	-	-	226.9	1374	376.6	2340

NOTE: Residential land acreages redeveloped and units displaced are shown under the respective new uses.

Table 24

REDEVELOPMENT OF NON-RESIDENTIAL LAND TO RESIDENTIAL NEIGHBOURHOOD USES BY MUNICIPALITY

Municipalities	Residential Neighbourhood Uses Local Commercial Acres	 Local Institutional Acres	 Local Open Space Acres	 Total Gain Acres
City of Toronto	1.4	22.6	1.8	25.8
Borough East York	-	-	-	-
Borough Etobicoke	26.0	4.1	-	30.1
Borough North York	-	-	-	-
Borough Scarborough	13.5	24.5	5.0	43.0
Borough York	-	-	-	-
Metropolitan Toronto Total	40.9	51.2	6.8	98.9
Ajax				
Markham Township				
Markham Village				
Pickering Township				
Pickering Village				
Port Credit				
Richmond Hill				
Stouffville				
Streetsville				
Toronto Township				
Toronto Gore				
Vaughan Township				
Woodbridge				
Fringe Total	-	-	-	-
Planning Area Total	40.9	51.2	6.8	98.9

NOTE: The 98.9 acres were redeveloped from 82.3 acres of open space; 13.4 acres of commercial and 3.2 acres of institutional uses.

Table

REDEVELOPMENT OF NON-RESIDENTIAL LAND TO RESIDENTIAL NEIGHBOURHOOD USES BY PLANNING DISTRICT

Planning Districts	Residential Neighbourhood Uses Local Commercial Acres	 Local Institutional Acres	 Local Open Space Acres	 Total Gain Acres
1	1.4	8.7	1.8	11.9
2	-	6.5	-	6.5
3	-	7.4	-	7.4
4	-	-	-	-
5	-	-	-	-
6	-	-	-	-
7	-	-	-	-
8	-	4.1	-	4.1
9	26.0	-	-	26.0
10	-	-	-	-
11	-	-	-	-
12	-	-	-	-
13	0.6	8.5	-	9.1
14	-	16.0	-	16.0
15	-	-	-	-
16	12.9	-	5.0	17.9
Metropolitan Toronto Total	40.9	51.2	6.8	98.9
17				
18				
19				
20				
21				
22				
23				
Fringe Total	-	-	-	-
Planning Area Total	40.9	51.2	6.8	98.9

NOTE: The 98.9 acres were redeveloped from 82.3 acres of open space; 13.4 acres of commercial and 3.2 acres of institutional uses.

Table 26

REDEVELOPMENT OF NON-RESIDENTIAL LAND TO RESIDENTIAL USE

Non-Residential Land Uses	Metropolitan Toronto		Fringe Area		Metropolitan Toronto Plan Area	
	Acres	Units	Acres	Units	Acres	Units
Industrial	4.7	802	4.1	90	8.8	892
Commercial	-	-	3.2	30	3.2	30
Institutional	2.7	9	1.9	6	4.6	15
Transportation & Utilities	9.0	118	0.2	1	9.2	119
Open Space	32.9	1050	17.6	34	50.5	1084
TOTAL	49.3	1979	27.0	161	76.3	2140

NOTE: Acreages shown are non-residential land acreages redeveloped for residential purposes. The units are dwelling-unit gains from redevelopment.

Table 27

REDEVELOPMENT OF NON-RESIDENTIAL LAND TO RESIDENTIAL USES, BY MUNICIPALITY

Municipalities	Non-Residential Uses											
	Industrial		Commercial		Institutional		Transportation and Utilities		Open Space		Total	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
Toronto	1.0	234	-	-	0.9	2	-	-	-	-	1.9	236
East York	-	-	-	-	-	-	-	-	-	-	-	-
Etobicoke	1.2	84	-	-	1.8	7	2.3	94	27.3	1042	32.6	1227
North York	-	-	-	-	-	-	-	-	5.2	7	5.2	7
Scarborough	-	-	-	-	-	-	6.7	24	0.4	1	7.1	25
York	2.5	484	-	-	-	-	-	-	-	-	2.5	484
Metropolitan Toronto Total	4.7	802	-	-	2.7	9	9.0	118	32.9	1050	49.3	1979
Ajax	-	-	-	-	-	-	-	-	-	-	-	-
Markham Township	-	-	-	-	-	-	-	-	-	-	-	-
Markham Village	-	-	-	-	-	-	-	-	2.5	12	2.5	12
Pickering Township	2.2	4	0.3	1	-	-	0.2	1	5.6	11	8.3	17
Pickering Village	-	-	-	-	-	-	-	-	-	-	-	-
Port Credit	-	-	0.5	23	-	-	-	-	-	-	0.5	23
Richmond Hill	-	-	-	-	-	-	-	-	-	-	-	-
Stouffville	-	-	-	-	-	-	-	-	-	-	-	-
Streetsville	-	-	-	-	-	-	-	-	-	-	-	-
Toronto Township	1.9	86	2.4	6	1.9	6	-	-	7.0	6	13.2	104
Toronto Gore	-	-	-	-	-	-	-	-	-	-	-	-
Vaughan	-	-	-	-	-	-	-	-	2.5	5	2.5	5
Woodbridge	-	-	-	-	-	-	-	-	-	-	-	-
Fringe Total	4.1	90	3.2	30	1.9	6	0.2	1	17.6	34	27.0	161
Planning Area Total	8.8	892	3.2	30	4.6	15	9.2	119	50.5	1084	76.3	2140

NOTE: Acreages shown are non-residential land acreages redeveloped for residential purposes. The units are dwelling-unit gains from redevelopment.

Table 28

REDEVELOPMENT OF NON-RESIDENTIAL LAND TO RESIDENTIAL USES, BY PLANNING DISTRICT

Non-Residential Uses

Planning Districts	Industrial		Commercial		Institutional		Transportation and Utilities		Open Space		Total	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
1	1.0	234	-	-	0.6	2	-	-	-	-	1.6	236
2	-	-	-	-	0.3	-	-	-	-	-	0.3	-
3	2.5	484	-	-	-	-	-	-	0.5	-	3.0	484
4	-	-	-	-	-	-	-	-	-	-	-	-
5	-	-	-	-	-	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-	-	-	-	-	-
7	1.2	84	-	-	-	-	-	-	-	-	1.2	84
8	-	-	-	-	1.8	7	1.2	2	27.3	1042	30.3	1051
9	-	-	-	-	-	-	1.1	92	-	-	1.1	92
10	-	-	-	-	-	-	-	-	-	-	-	-
11	-	-	-	-	-	-	-	-	3.6	2	3.6	2
12	-	-	-	-	-	-	-	-	1.1	5	1.1	5
13	-	-	-	-	-	-	4.1	19	-	-	4.1	19
14	-	-	-	-	-	-	-	-	-	-	-	-
15	-	-	-	-	-	-	-	-	0.4	1	0.4	1
16	-	-	-	-	-	-	2.6	5	-	-	2.6	5
Metropolitan Toronto Total	4.7	802	-	-	2.7	9	9.0	118	32.9	1050	49.3	1979
17	-	-	-	-	-	-	-	-	3.6	1	3.6	1
18	1.9	86	2.9	29	1.9	6	-	-	3.4	5	10.1	126
19	-	-	-	-	-	-	-	-	-	-	-	-
20	-	-	-	-	-	-	-	-	2.5	5	2.5	5
21	-	-	-	-	-	-	-	-	2.5	12	2.5	12
22	2.2	4	0.3	1	-	-	0.2	1	-	-	2.7	6
23	-	-	-	-	-	-	-	-	5.6	11	5.6	11
Fringe Total	4.1	90	3.2	30	1.9	6	0.2	1	17.6	34	27.0	161
Planning Area Total	8.8	892	3.2	30	4.6	15	9.2	119	50.5	1084	76.3	2140

NOTE: Acreages shown are non-residential land acreages redeveloped for residential purposes. The units are dwelling-unit gains from redevelopment.

Table 29

REDEVELOPMENT OF RESIDENTIAL LAND TO HIGHER DENSITY RESIDENTIAL USE

		Single Family to Row Housing			Single Family to Apartments			Row Housing to Apartments			Apartment to Apartment			Total		
		1963	1966	Change	1963	1966	Change	1963	1966	Change	1963	1966	Change	1963	1966	Change
Metropolitan Toronto	Acres	8.5			114.5			4.5			1.0			128.5		
	Units	33	53	+20	677	11474	+10797	49	476	+427	47	-	-47	806	12003	+11197
Fringe Area	Acres	3.4			11.2			-						14.6		
	Units	6	12	+6	27	504	+477	-	-	-	-	-	-	33	516	+483
Planning Area	Acres	11.9			125.7			4.5			1.0			143.1		
	Units	39	65	+26	704	11978	+11274	49	476	+427	47	-	-47	839	12519	+11680

NOTE: Units shown under 1963 were demolished between 1963 and 1966.

Units shown under 1966 are the units constructed through redevelopment.

Table 30

REDEVELOPMENT OF RESIDENTIAL LAND TO HIGHER DENSITY RESIDENTIAL USE, BY MUNICIPALITY

Municipalities	Single Family to Row Housing			Single Family to Apartments			Row Housing to Apartments			Apartment to Apartment			Total		
		Units			Units			Units			Units			Units	
	Acres	1963	1966	Acres	1963	1966	Acres	1963	1966	Acres	1963	1966	Acres	1963	1966
Toronto	6.6	30	43	70.6	587	8412	4.5	49	476	1.0	47	-	82.7	713	8931
East York	-	-	-	1.7	10	232	-	-	-	-	-	-	1.7	10	232
Etobicoke	-	-	-	7.2	22	316	-	-	-	-	-	-	7.2	22	316
North York	-	-	-	18.4	33	1511	-	-	-	-	-	-	18.4	33	1511
Scarborough	1.9	3	10	12.8	16	794	-	-	-	-	-	-	14.7	19	804
York	-	-	-	3.8	9	209	-	-	-	-	-	-	3.8	9	209
Metropolitan Toronto Total	8.5	33	53	114.5	677	11474	4.5	49	476	1.0	47	-	128.5	806	12003
Ajax	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Markham Township	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Markham Village	-	-	-	1.6	2	72	-	-	-	-	-	-	1.6	2	72
Pickering Township	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pickering Village	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Port Credit	-	-	-	5.5	18	248	-	-	-	-	-	-	5.5	18	248
Richmond Hill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stouffville	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetsville	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Toronto Township	3.4	6	12	4.1	1	184	-	-	-	-	-	-	7.5	13	196
Toronto Gore	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vaughan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woodbridge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fringe Area Total	3.4	6	12	11.2	21	504	-	-	-	-	-	-	14.6	33	516
Planning Area Total	11.9	39	65	125.7	698	11978	4.5	49	476	1.0	47	-	143.1	839	12519

Table 31

REDEVELOPMENT OF RESIDENTIAL LAND TO HIGHER DENSITY RESIDENTIAL USE, BY PLANNING DISTRICT

Planning Districts	Single Family to Row Housing			Single Family to Apartments			Row Housing to Apartments			Apartment to Apartment			Total		
	Acres	Units 1963	Units 1966	Acres	Units 1963	Units 1966	Acres	Units 1963	Units 1966	Acres	Units 1963	Units 1966	Acres	Units 1963	Units 1966
1	3.2	-	-	12.5	101	2284	4.5	49	476	0.5	21	-	20.7	171	2760
2	-	-	-	20.9	143	1908	-	-	-	-	-	-	20.9	143	1908
3	1.1	3	3	6.5	15	427	-	-	-	-	-	-	7.6	18	430
4	2.3	27	40	33.0	282	3793	-	-	-	0.5	26	-	35.8	335	3833
5	-	-	-	2.8	5	-	-	-	-	-	-	-	2.8	5	-
6	-	-	-	6.7	73	776	-	-	-	-	-	-	6.7	73	776
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	7.2	22	316	-	-	-	-	-	-	7.2	22	316
9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	-	-	-	12.1	20	1176	-	-	-	-	-	-	12.1	20	1176
12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	9.0	15	546	-	-	-	-	-	-	9.0	15	546
14	-	-	-	3.8	1	248	-	-	-	-	-	-	3.8	1	248
15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16	1.9	3	10	-	-	-	-	-	-	-	-	-	1.9	3	10
Metropolitan Toronto Total	8.5	33	53	114.5	677	11474	4.5	49	476	1.0	47	-	128.5	806	12003
17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18	3.4	6	12	9.6	25	432	-	-	-	-	-	-	13.0	31	444
19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	-	-	-	1.6	2	72	-	-	-	-	-	-	1.6	2	72
22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fringe Total	3.4	6	12	11.2	27	504	-	-	-	-	-	-	14.6	33	516
Planning Area Total	11.9	39	65	125.7	704	11978	4.5	49	476	1.0	47	-	143.1	839	12519

Table 32

NET HOUSING GAIN OR LOSS BY DWELLING UNIT TYPE THROUGH REDEVELOPMENT

	Single Family			Row Housing			Apartments			Total		
	Demolished	Constructed	Gain/ Loss	Demolished	Constructed	Gain/ Loss	Demolished	Constructed	Gain/ Loss	Demolished	Constructed	Gain/ Loss
Metropolitan Toronto	2447	60	-2387	558	53	-505	47	13864	+13817	3052	13977	+10925
Fringe Area	127	52	-75	-	12	+12	-	613	+613	127	677	+550
Planning Area	2574	112	-2462	558	65	-493	47	14477	+14430	3179	14654	+11475

Table 32

NET HOUSING GAIN OR LOSS BY DWELLING UNIT TYPE THROUGH REDEVELOPMENT, BY MUNICIPALITY

	Single Family			Row Housing			Apartments			Total		
Municipalities	Demolished	Constructed	Gain/ Loss	Demolished	Constructed	Gain/ Loss	Demolished	Constructed	Gain/ Loss	Demolished	Constructed	Gain/ Loss
Toronto	1885	2	-1883	558	43	-515	47	9122	+9075	2490	9167	+6677
East York	39	-	-39	-	-	-	-	232	+232	39	232	+193
Etobicoke	62	31	-31	-	-	-	-	1512	+1512	62	1543	+1481
North York	246	2	-244	-	-	-	-	1511	+1511	246	1513	+1267
Scarborough	167	25	-142	-	10	+10	-	794	+794	167	829	+662
York	48	-	-48	-	-	-	-	693	+693	48	693	+645
Metropolitan Toronto Total	2447	60	-2387	558	53	-505	47	13864	+13817	3052	13977	+10925
Ajax	-	-	-	-	-	-	-	-	-	-	-	-
Markham Township	3	-	-3	-	-	-	-	-	-	3	-	-3
Markham Village	5	12	+7	-	-	-	-	72	+72	5	84	+79
Pickering Township	8	17	+9	-	-	-	-	-	-	8	17	+9
Pickering Village	-	-	-	-	-	-	-	-	-	-	-	-
Port Credit	28	-	-28	-	-	-	-	271	+271	28	271	+243
Richmond Hill	-	-	-	-	-	-	-	-	-	-	-	-
Stouffville	2	-	-2	-	-	-	-	-	-	2	-	-2
Streetsville	-	-	-	-	-	-	-	-	-	-	-	-
Toronto Township	81	18	-63	-	12	+12	-	270	+270	81	300	+219
Toronto Gore	-	-	-	-	-	-	-	-	-	-	-	-
Vaughan	-	5	+5	-	-	-	-	-	-	-	5	+5
Woodbridge	-	-	-	-	-	-	-	-	-	-	-	-
Fringe Area Total	127	52	-75	-	12	+12	-	613	+613	127	677	+550
Planning Area Total	2574	112	-2462	558	65	-492	47	14477	+14430	3179	14654	11475

Table 34

NET HOUSING GAIN OR LOSS BY DWELLING UNIT TYPE THROUGH REDEVELOPMENT, BY PLANNING DISTRICT

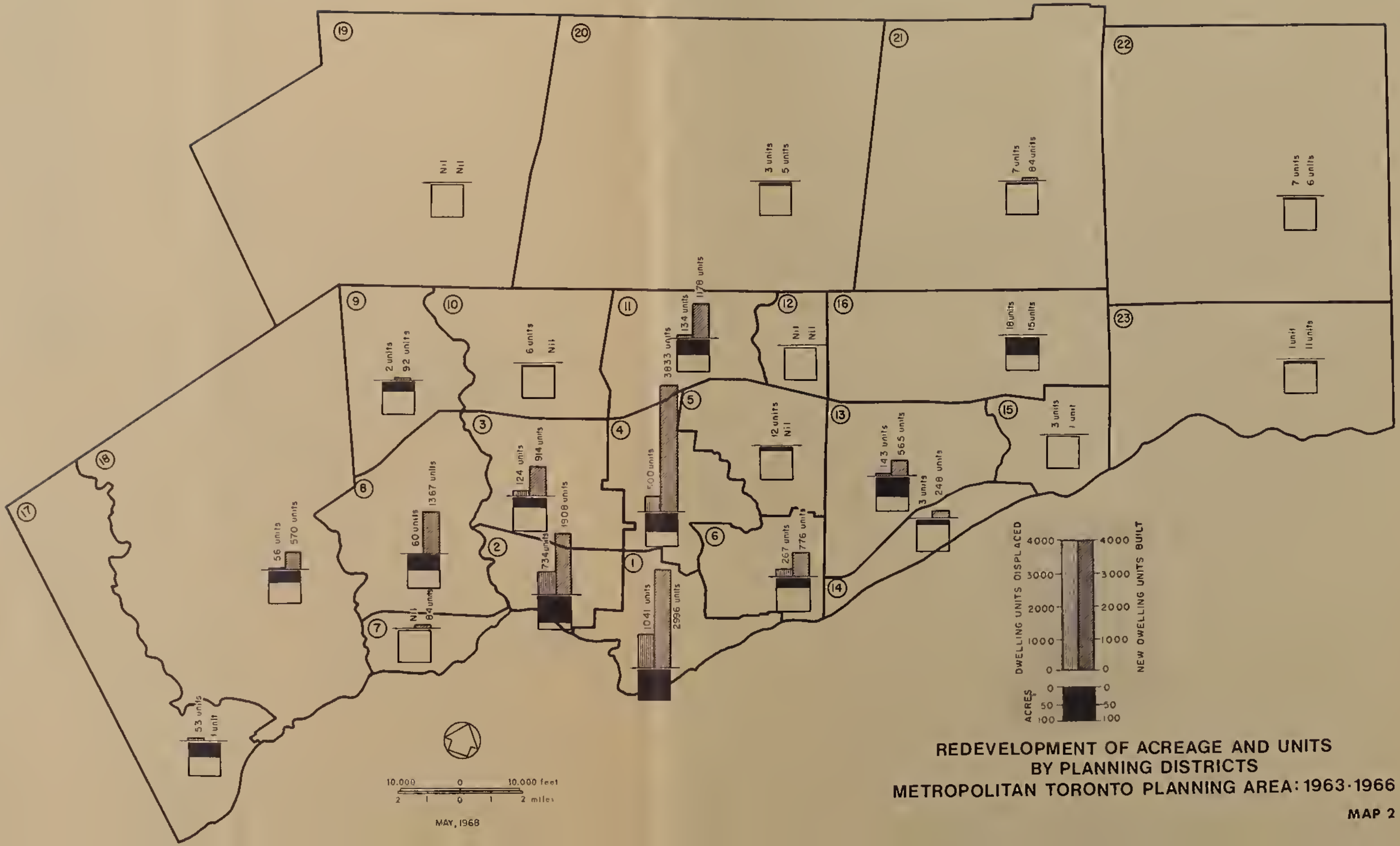
	Single Family			Row Housing			Apartments			Total		
Planning Districts	Demolished	Constructed	Gain/ Loss	Demolished	Constructed	Gain/ Loss	Demolished	Constructed	Gain/ Loss	Demolished	Constructed	Gain/ Loss
1	493	2	-491	527	-	-527	21	2994	+2973	1041	2996	+1955
2	725	-	-725	14	-	14	-	1908	+1908	739	1908	+1169
3	124	-	-124	-	3	+3	-	911	+911	124	914	+790
4	474	-	-474	-	40	+40	26	3793	+3767	500	3833	+3333
5	12	-	-12	-	-	-	-	-	-	12	-	-12
6	250	-	-250	17	-	-17	-	776	+776	267	776	+509
7	-	-	-	-	-	-	-	84	+84	-	84	+84
8	60	31	-29	-	-	-	-	1336	+1336	60	1367	+1307
9	2	-	-2	-	-	-	-	92	+92	2	92	+90
10	6	-	-6	-	-	-	-	-	-	6	-	-6
11	134	2	-132	-	-	-	-	1176	+1176	134	1178	+1044
12	-	-	-	-	-	-	-	-	-	-	-	-
13	143	19	-124	-	-	-	-	546	+546	143	565	+422
14	3	-	-3	-	-	-	-	248	+248	3	248	+245
15	3	1	-2	-	-	-	-	-	-	3	1	-2
16	18	5	-13	-	10	+10	-	-	-	18	15	-3
Metropolitan Toronto Total	2447	60	-2387	558	53	-505	47	13864	+13817	3052	13977	+10925
17	53	1	-52	-	-	-	-	-	-	53	1	-52
18	56	17	-39	-	12	+12	-	541	+541	56	570	+514
19	-	-	-	-	-	-	-	-	-	-	-	-
20	3	5	+2	-	-	-	-	-	-	3	5	+2
21	7	12	+5	-	-	-	-	72	+72	7	84	+77
22	7	6	-1	-	-	-	-	-	-	7	6	-1
23	1	11	+10	-	-	-	-	-	-	1	11	+10
Fringe Total	127	52	-75	-	12	+12	-	613	+613	127	677	+550
Planning Area Total	2574	112	-2462	558	65	-493	47	14477	+14430	3179	14654	+11475

Table 35

PROPORTION OF DWELLING UNITS CONSTRUCTED THROUGH REDEVELOPMENT BY MUNICIPALITIES, 1963 - 1966

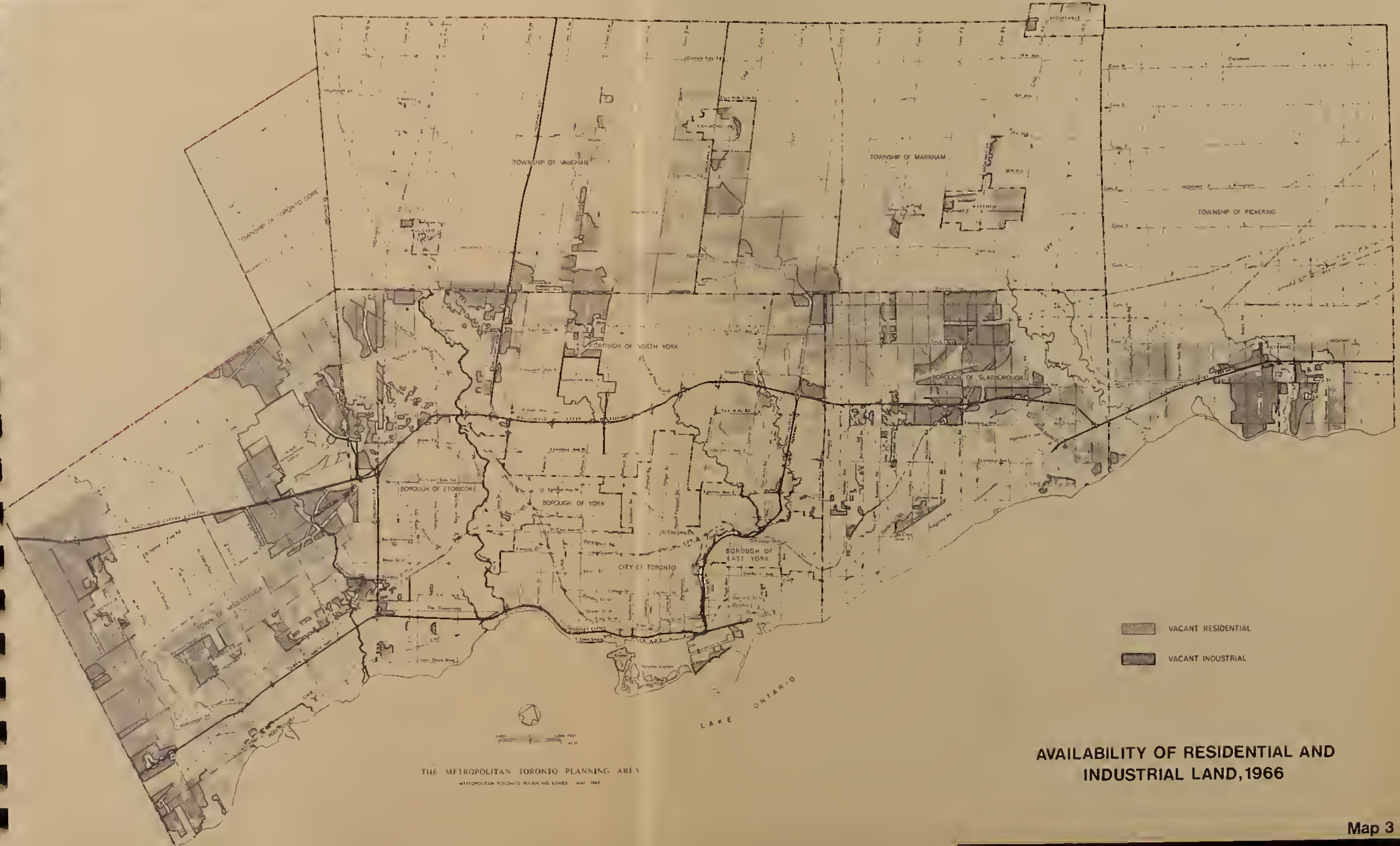
Municipalities	July - December 1963	1964	1965	January - June 1966	Total Units Constructed	Total Units Constructed through Redevelopment	Properties Constructed through Redevelopment
City of Toronto	1413	3884	3102	1664	10063	9167	91.1%
East York	3	343	684	1132	2162	232	10.7
Etobicoke	2456	4865	3610	1496	11477	1543	13.5
North York	3963	6900	6641	3972	21476	1513	7.0
Scarborough	1337	2644	2283	2088	8352	829	9.8
York	268	1056	830	462	2616	693	26.5
Metropolitan Toronto Total	9490	19692	17150	10814	57146	13977	24.5%
Ajax	14	91	132	65	302	-	-
Markham Township	32	152	190	115	489	5	1.0
Markham Village	70	132	302	168	672	84	12.5
Pickering Township	67	617	285	278	1247	17	13.6
Pickering Village	2	13	11	1	27	-	-
Port Credit	78	148	225	34	485	271	55.9
Richmond Hill	27	261	34	86	408	-	-
Stouffville	17	28	21	2	68	-	-
Streetsville	8	51	20	35	114	-	-
Toronto Township	653	1623	2255	1159	5690	300	5.3
Vaughan Township	31	59	106	62	258	-	-
Woodbridge	3	-	4	2	9	-	-
Fringe Total	1002	3175	3585	2007	9769	677	6.9%
Planning Area Total	10492	22867	20735	12821	66915	14654	21.9%

SOURCE: New Residential Construction.
DBS. Monthly, 1963 - 1966.



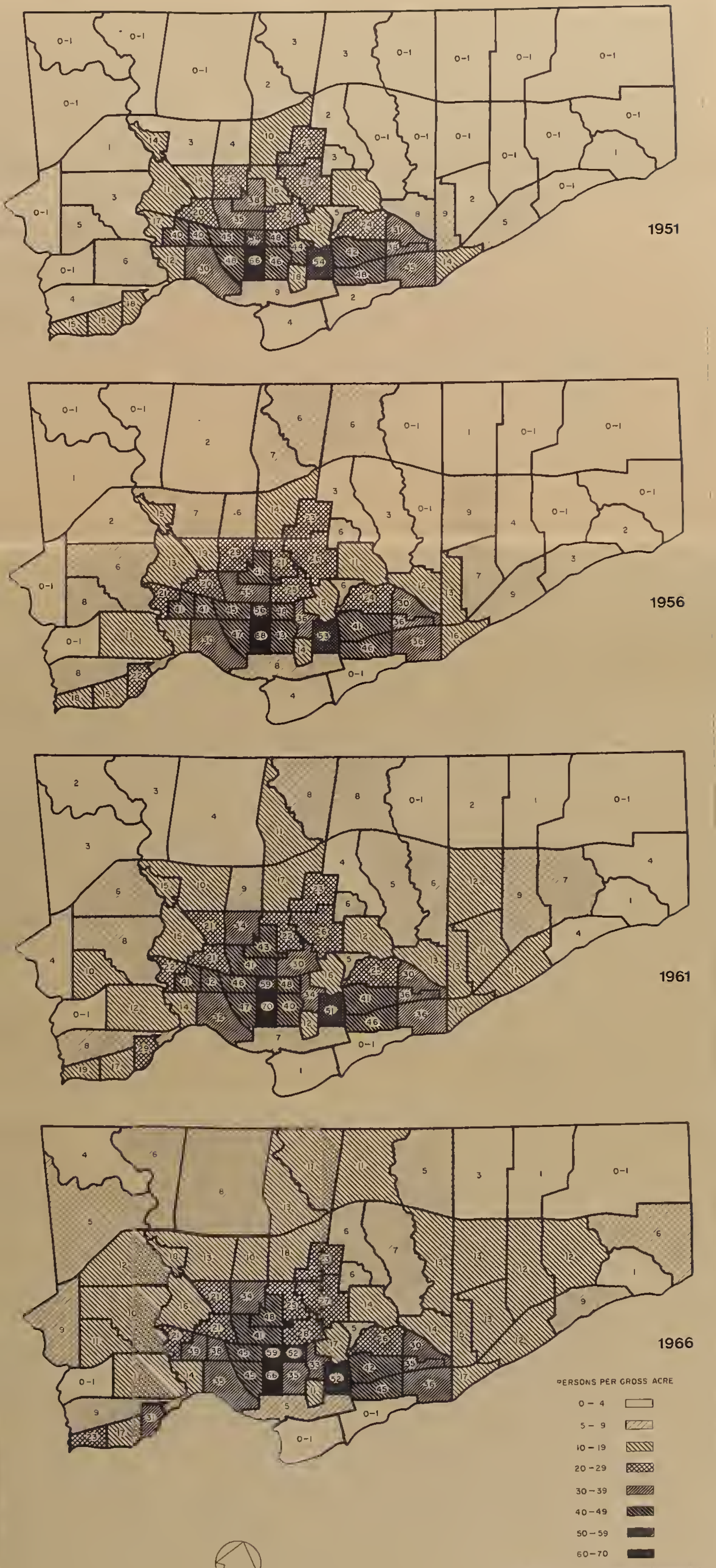
REDEVELOPMENT OF ACREAGE AND UNITS BY PLANNING DISTRICTS METROPOLITAN TORONTO PLANNING AREA: 1963-1966

MAP 2



AVAILABILITY OF RESIDENTIAL AND INDUSTRIAL LAND, 1966

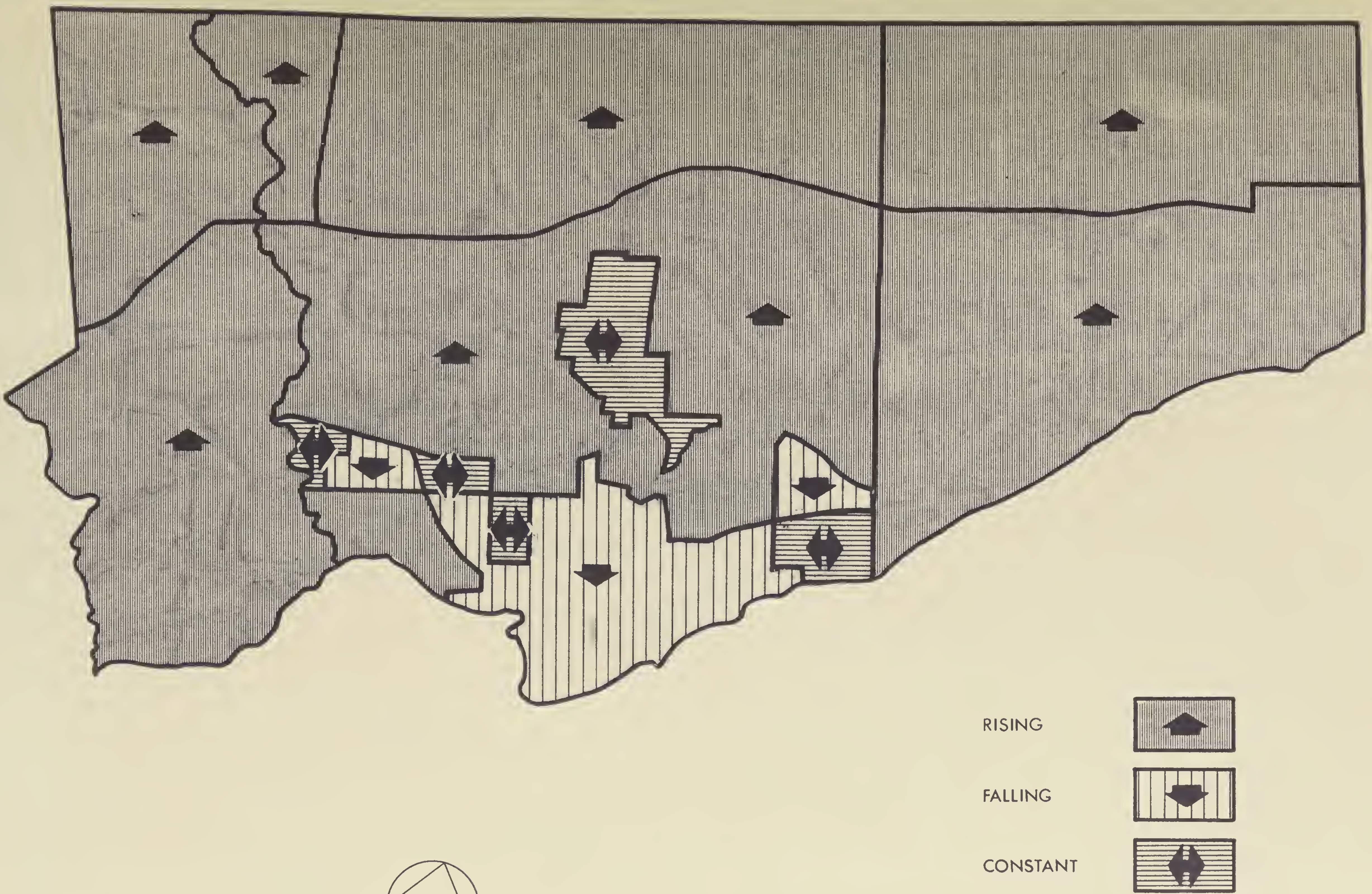
Map 3



MUNICIPALITY OF METROPOLITAN TORONTO
MAY, 1968

GROSS DENSITIES 1951-1966 BY MINOR PLANNING DISTRICTS

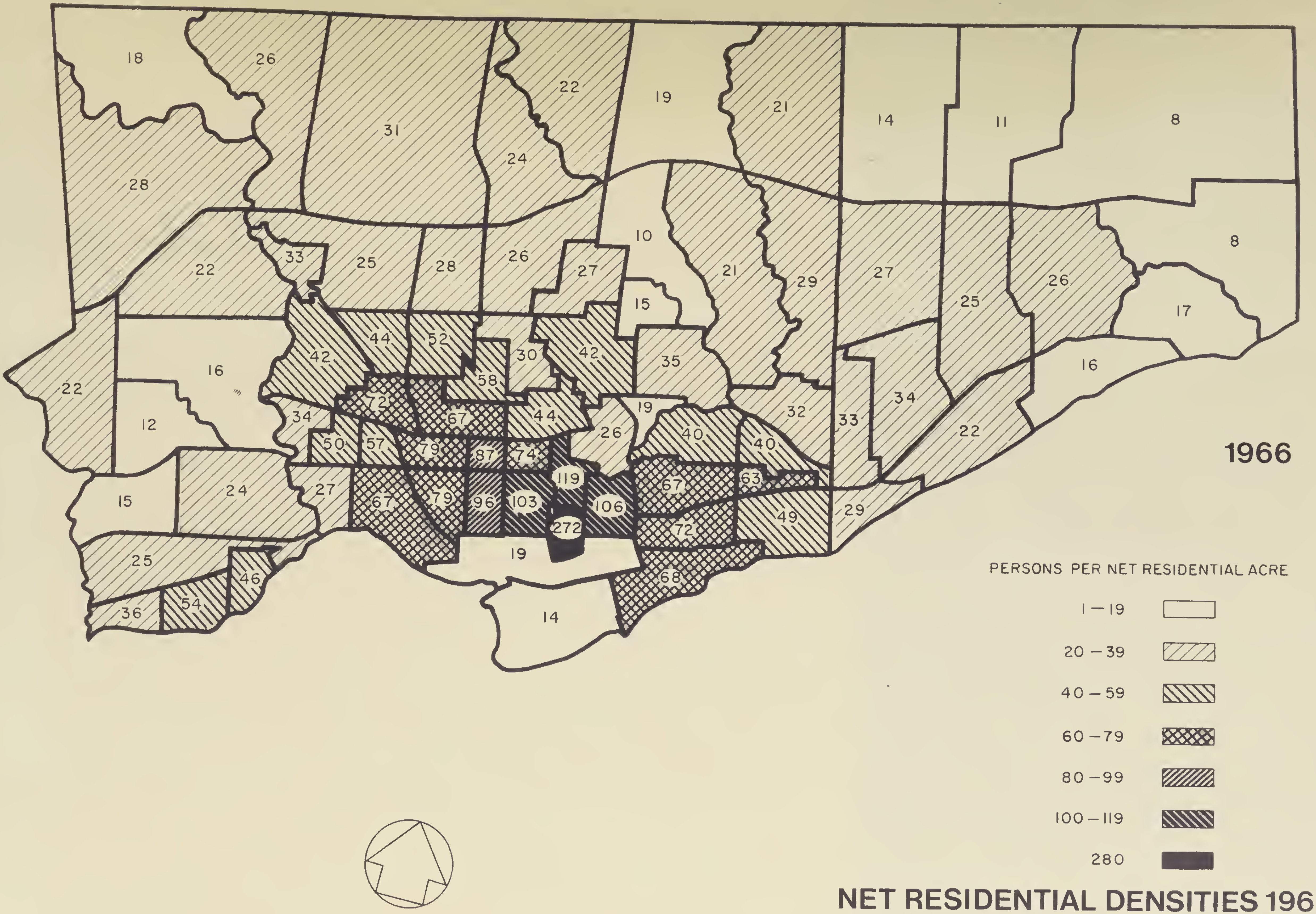
MAP 4



GROSS DENSITY TRENDS: 1951–66
BY MINOR PLANNING DISTRICTS

MUNICIPALITY OF METROPOLITAN TORONTO
MAY, 1968.

MAP 5



MUNICIPALITY OF METROPOLITAN TORONTO
MAY, 1968

NET RESIDENTIAL DENSITIES 1966 BY MINOR PLANNING DISTRICTS

MAP 6